

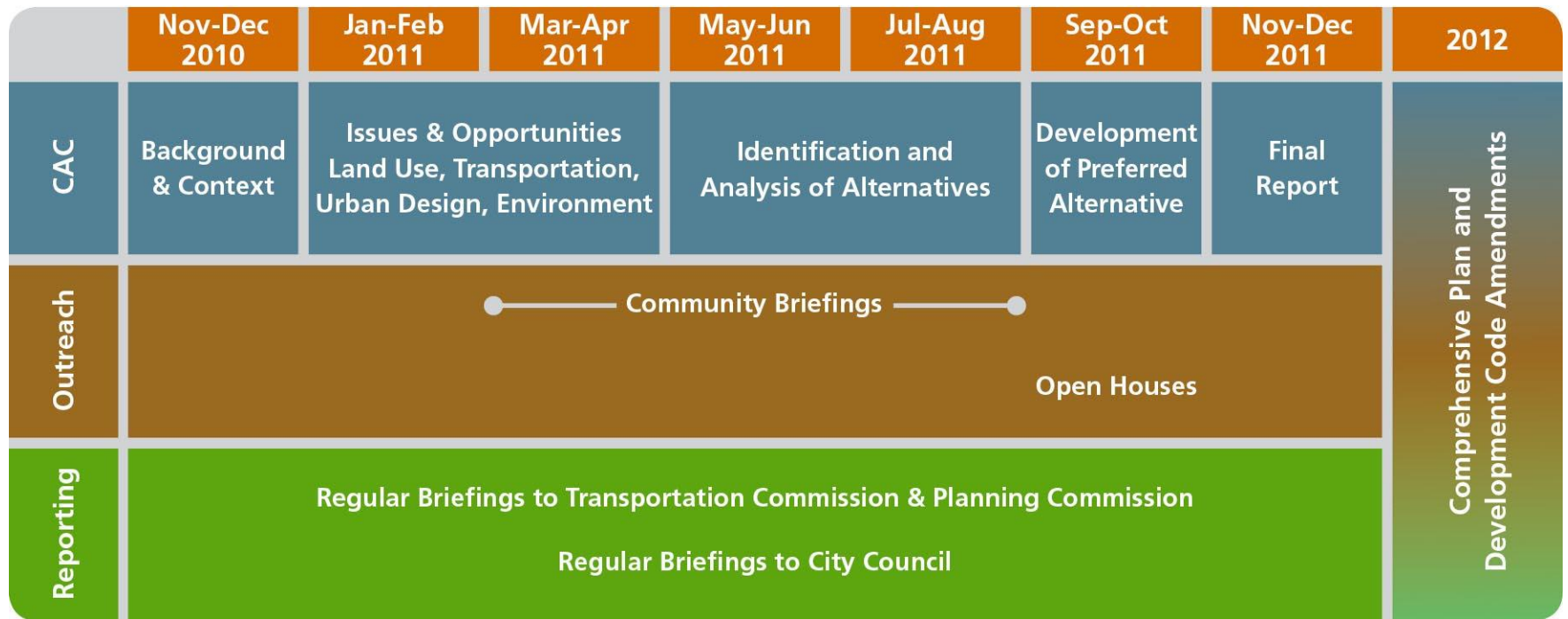
Eastgate/I-90

Land Use & Transportation Project

Citizen Advisory Committee Meeting

May 19, 2011

Draft Alternatives





Eastgate/I-90 Land Use & Transportation Project



Visual Preference Survey Summary Report

Prepared by the
Transportation and
Planning & Community
Development Departments,
June 2011



Figure 2. Most Desirable Office Image

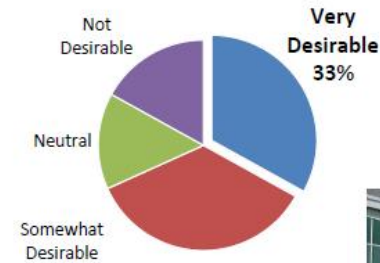
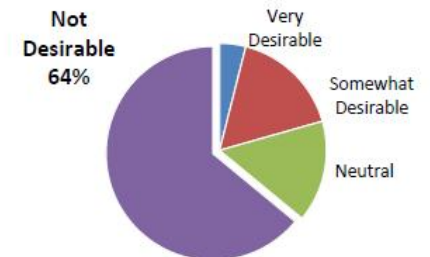


Figure 3. Least Desirable Office Image



Eastgate/I-90 Land Use & Transportation Project

Visual Preference Survey

Tonight's Goals

- ☐ Gain an understanding of changes and refinements made to alternatives following May 5, 2011 CAC meeting
- ☐ Agree on draft alternatives for public input at open house

Changes framed by:

- ☐ Market realities
- ☐ Transportation capacity
- ☐ Existing land uses / redevelopment economics
- ☐ Environmental characteristics
- ☐ Community vision



Development Opportunities in the Eastgate/ I-90 Corridor

Prepared for the City of Bellevue

June 7, 2010



Eastgate/I-90 Land Use & Transportation Project

Main Conclusions:

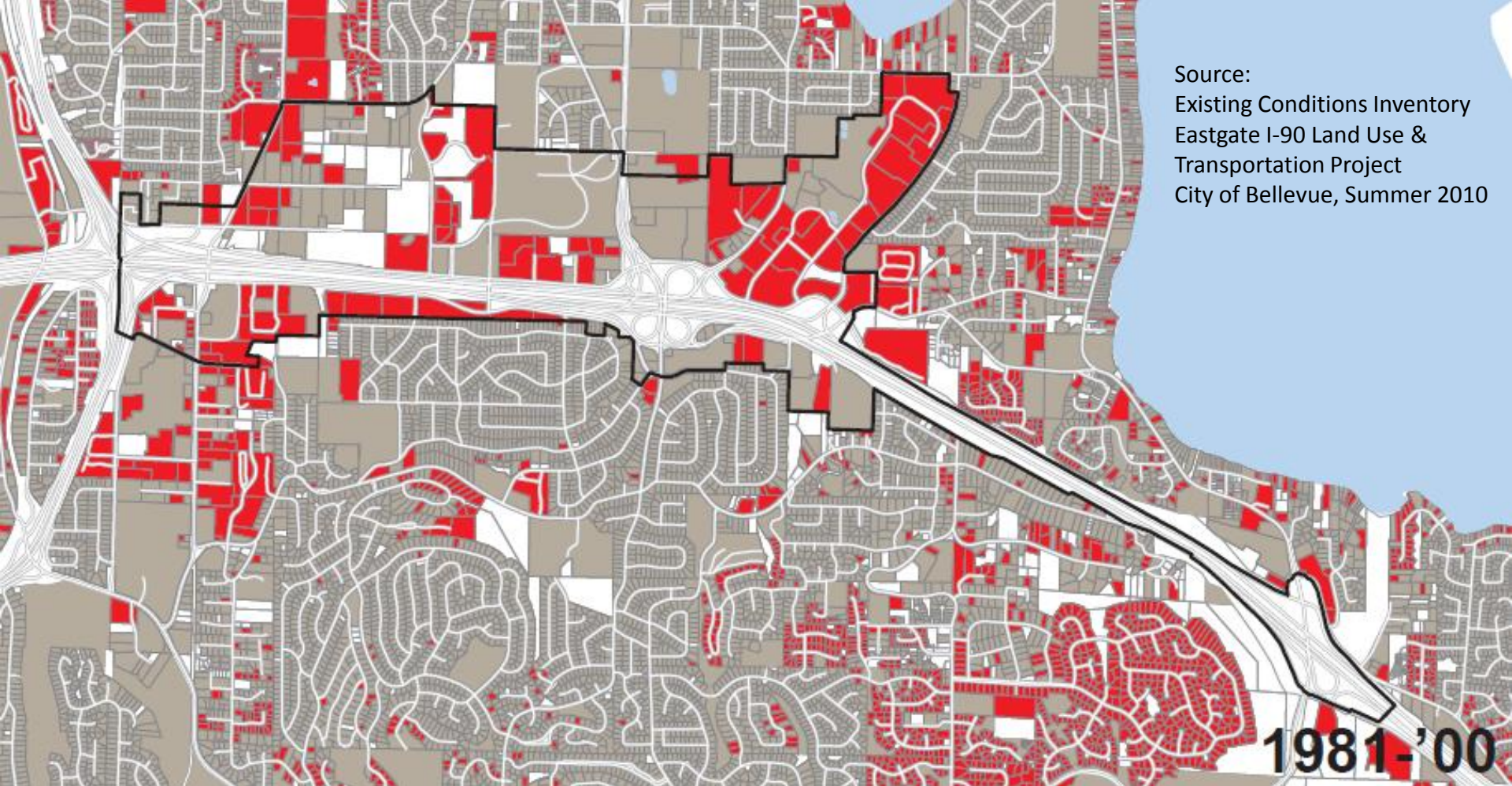
Opportunities

- Market demand for up to 1,500,000 sq ft of office, 1,800 housing units, and 200 new hotel rooms
- Richards Valley opportunities for start-up and R&D uses, partnerships with Bellevue College.
- Bellevue College has potential for residential and retail development
- Fatoria redevelopment would help keep the corridor strong

Challenges

- Environmental characteristics, land use patterns, limited road capacity.

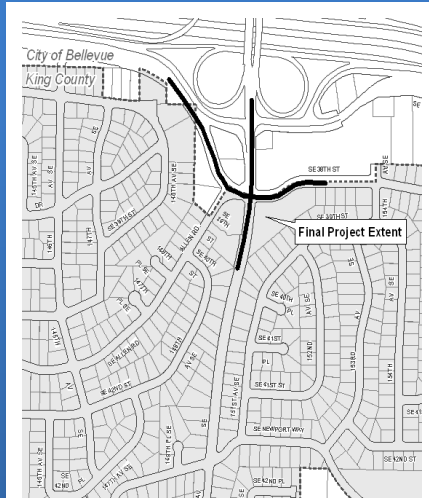
Background Reports



- Eastgate has significant “embedded investment”. Most of the buildings are only 20-30 years old and are still in good condition.



Bellevue's approach to improving traffic flow and mobility.



CIP PW-R-105: 150 Avenue SE

Adding capacity strategically

Adding new capacity to the transportation system removes choke points, and improves reliability and throughput.



Operating roadways efficiently

More efficient traffic signals, information, and transit priority are effective countermeasures in areas where demand exceeds capacity.



Managing demand & providing choices

Providing more travel choices and options for people improves the efficiency and effectiveness of the system.

Question of Building Density and Form

- Outside the Downtown and the recent Bel-Red changes, Bellevue has long had a 0.5 FAR maximum for office

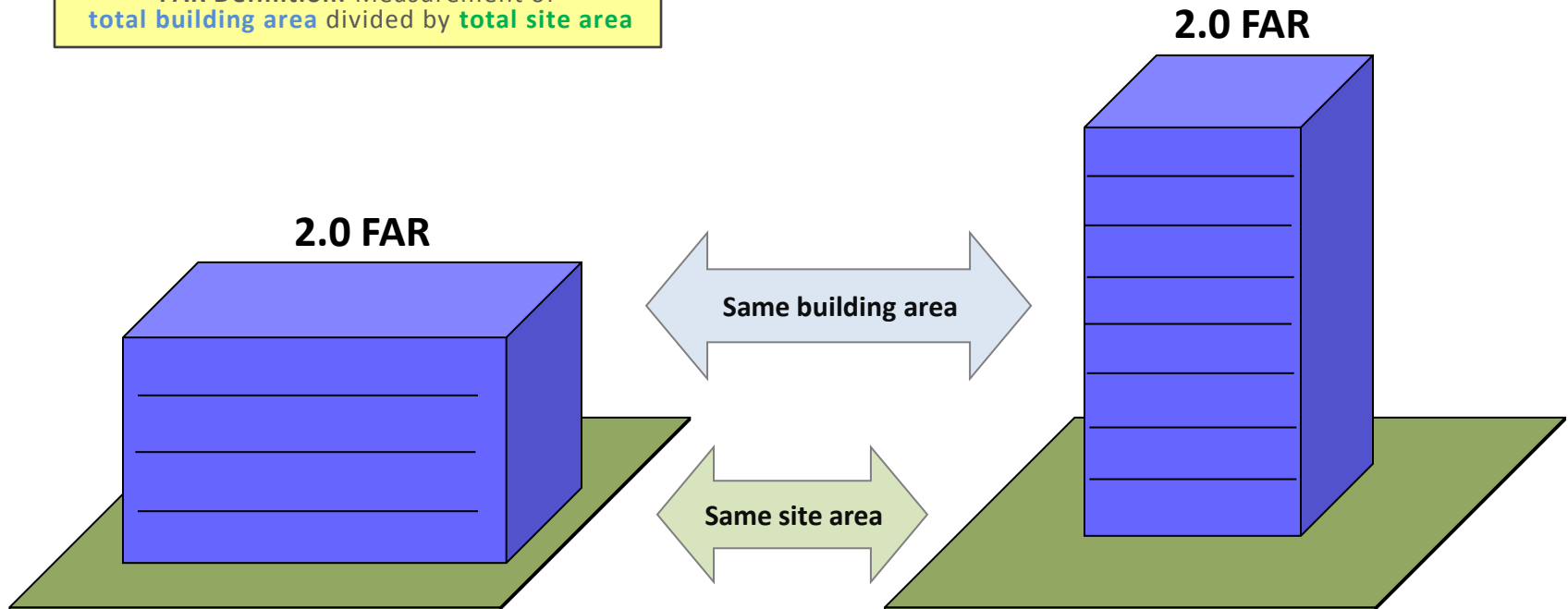
FAR Definition: Measurement of
total building area divided by **total site area**

- Exception: F3 District in Factoria (T-Mobile) received higher FARs at time of annexation
- City-wide, this approach has resulted in a well-defined city center, a coherent community character, and the ability to focus transportation investments
- Downtown office densities range from base 0.5-5 FAR and max 3-8 FAR; Bel-Red office densities range from base 0.75 – 1 FAR and max 0.75-4 FAR. *FARs beyond the base must be achieved via the Amenity Incentive System.*
- Discussion of specific building densities (FARs) for Eastgate to come at a future meeting

Density and Building Height

- What are the desired building heights for various parts of Eastgate?
- Same amount of density (FAR) may be expressed as low-rise, mid-rise, or high-rise form.

FAR Definition: Measurement of **total building area** divided by **total site area**



Example #1

4 floors at 20,000 sq ft each = 80,000 total sq ft
80,000 total sq ft / 40,000 sq ft site area = 2.0 FAR

Example #2

8 floors at 10,000 sq ft each = 80,000 total sq ft
80,000 total sq ft / 40,000 sq ft site area = 2.0 FAR

Notes:

- 1) Some building area may be excluded from FAR calculation (structured parking, affordable housing)
- 2) Areas dedicated for open space or right-of-way may be retained in site area for FAR calculation



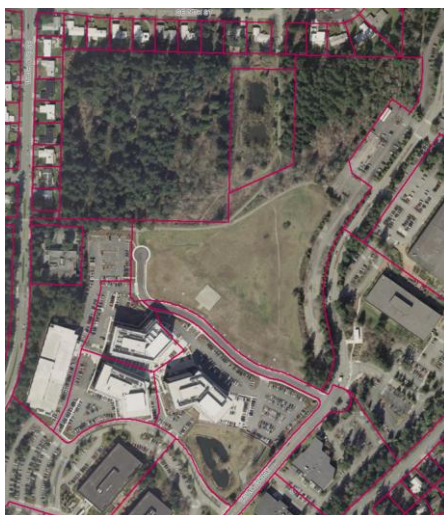
T-Mobile

- Land Use District: F-3
- Height: 75' (avg.—sloped site)
- FAR: 1.26
- Size: 945,000 square feet



Sunset Corporate Campus

- Land Use District: OLB
- Height: 5 stories
- FAR: 0.48 entire site area
- Size: 750,000 square feet



Advanta

- Land Use District: OLB-OS
- Height: 70'
- FAR: 0.5 (based on entire original site area)
- Size: 500,000 square feet



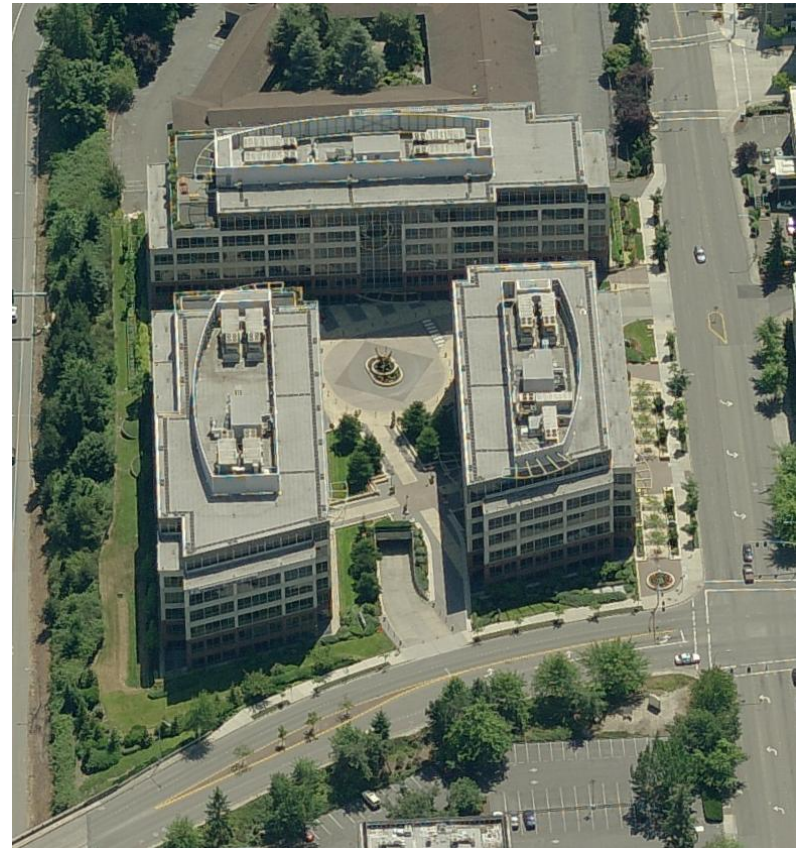
Other Examples of Office Height



Plaza Center West

1.75 FAR

9 stories



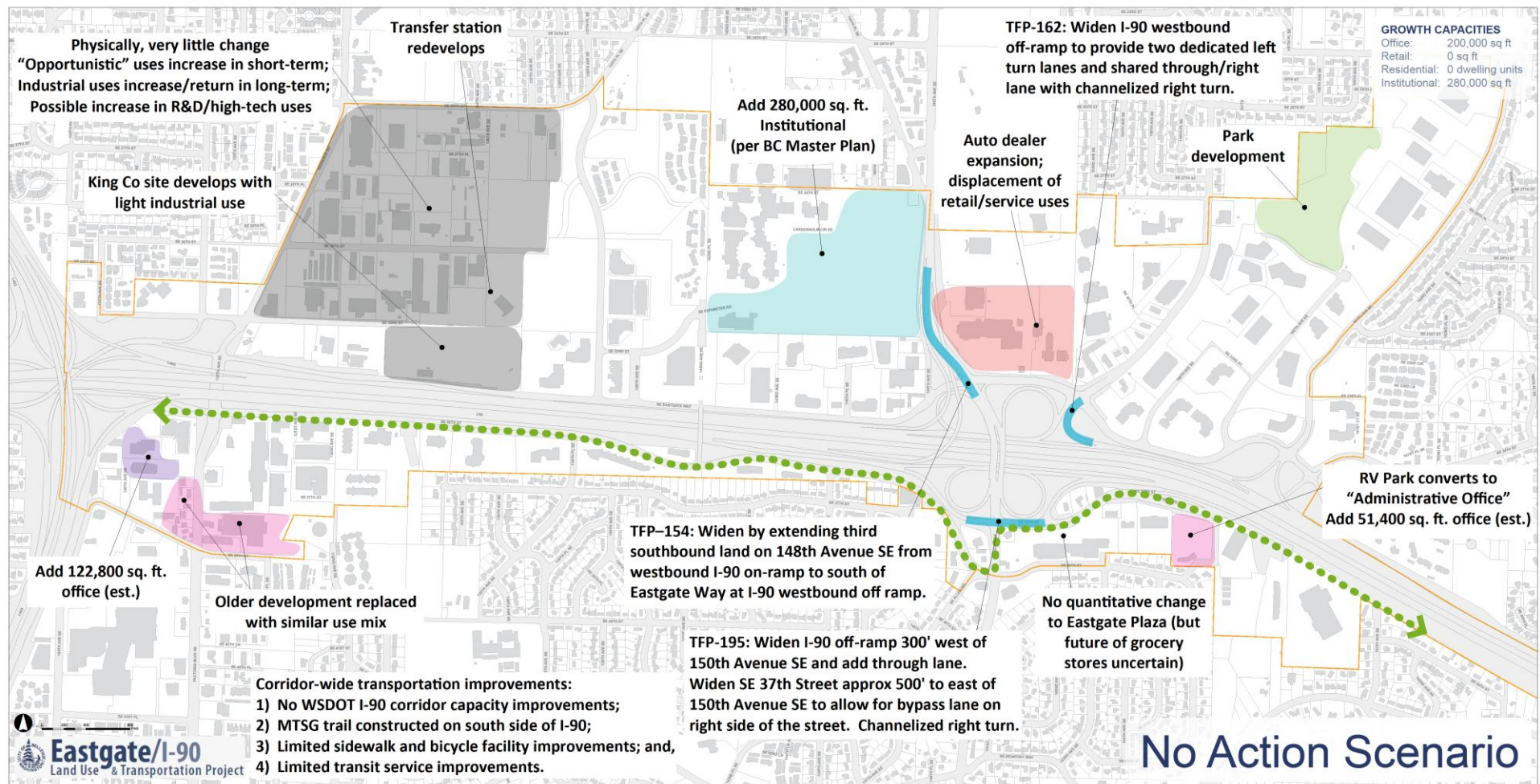
112th @ 12th

2.7 FAR

6 stories

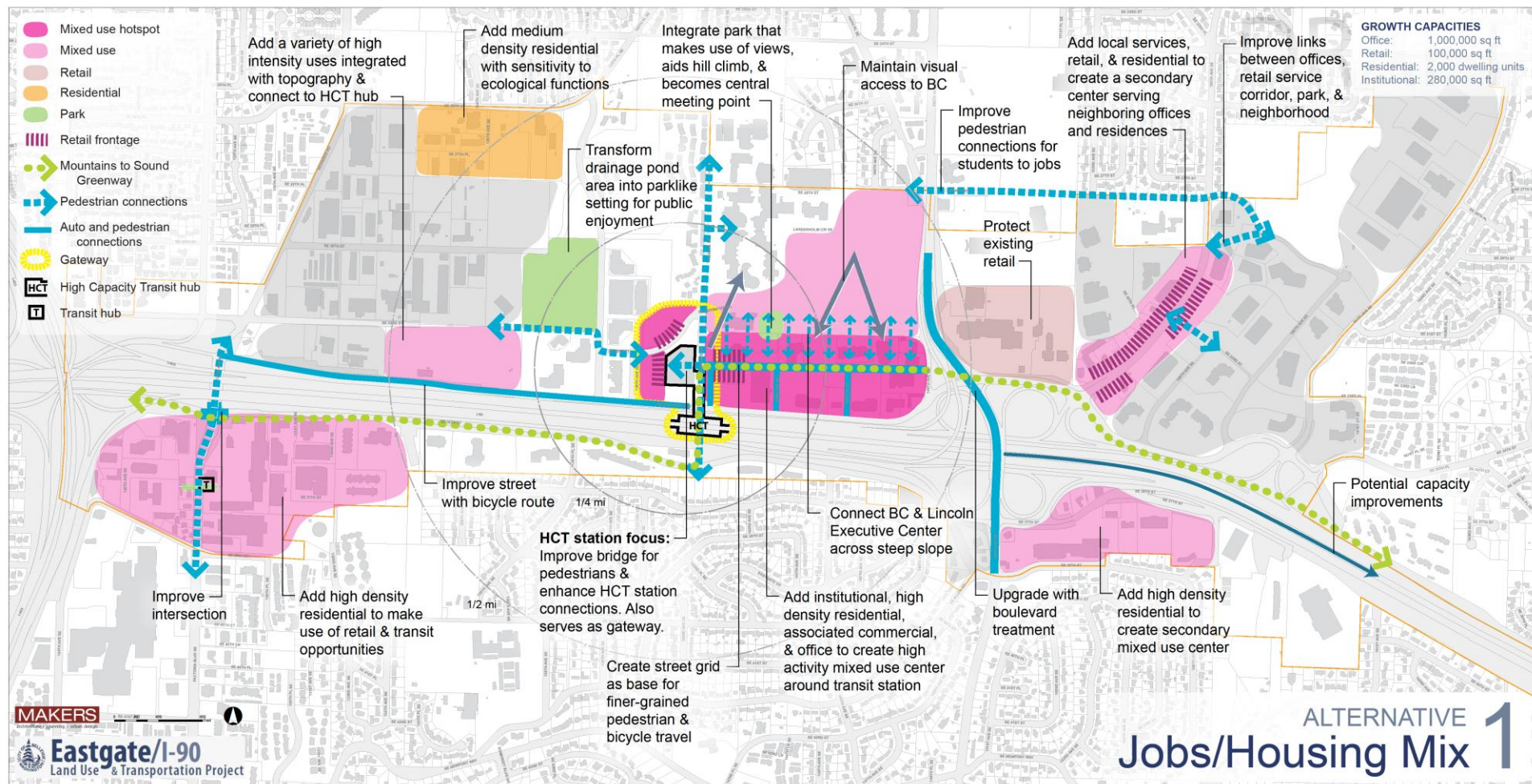
Building Height Considerations

- ☐ **Complexities of infill.** Can taller buildings be gracefully fit into an established context?
- ☐ **Impacts.** Can taller buildings be sited in a way that minimizes impacts on views, light & glare, shadows, etc?
- ☐ **Visual dominance.** How can “prominence” not become “dominance”?
- ☐ **Topography.** How does a tall building respond to surrounding topography?
- ☐ **Community character.** How do building heights contribute to desired community character? Taller buildings strongly influence people’s perceptions about a place.
- ☐ **Urban form and coherence.** Do building heights appear coherent and legible, or random and arbitrary?
- ☐ **Relationship to other areas of the city.** How would taller buildings in Eastgate compare and contrast with other areas of Bellevue?



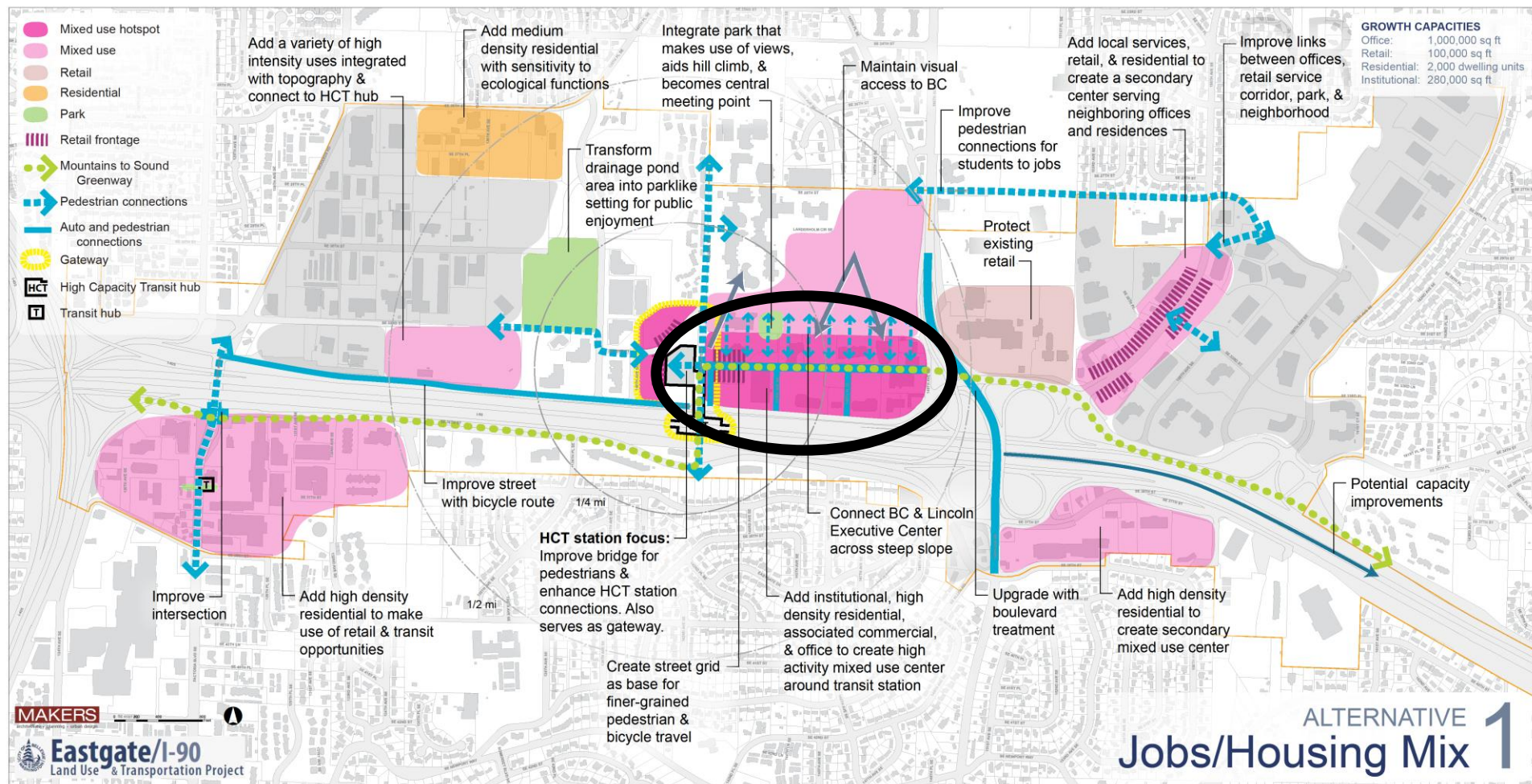
- No changes to existing Comprehensive Plan or Land Use Map
- Relatively little future growth
- No significant changes to land use patterns or transportation improvements





- Focus on sustainable, walkable, livable, transit-oriented, smart growth vision
- Park-and-Ride is transit hub, gateway
- Increased residential density, services, pedestrian/bicycle connectivity
- Compact mixed-use areas, with transportation connections





High intensity mixed use

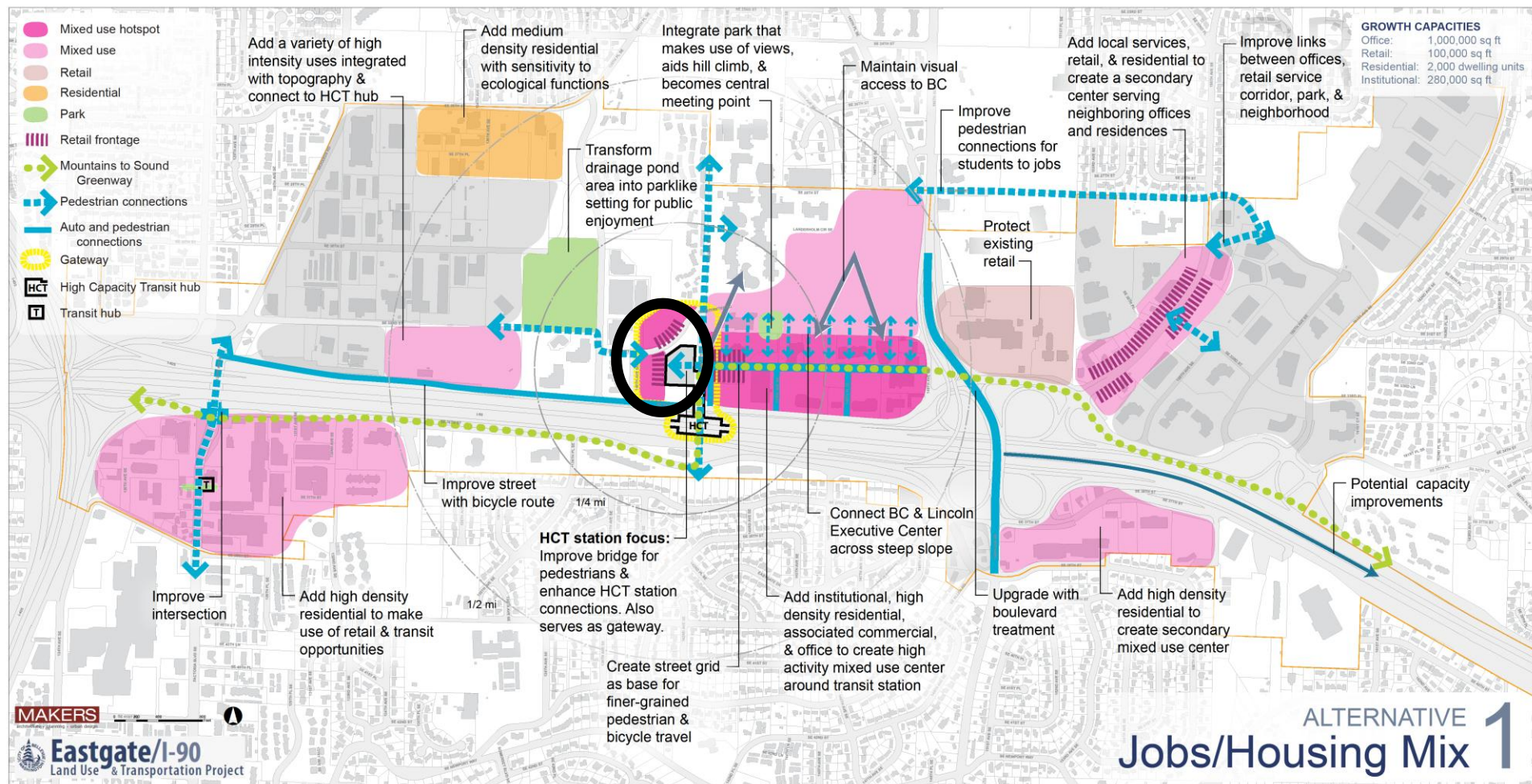
- Generally retail on ground floor, residential above
- 6+ stories
- >50 dwelling units/acre
- Retail fronts on specified streets
- Amenities included in development
- Pedestrian-oriented
- Green features



Eastgate/I-90

Land Use & Transportation Project

Alternative 1



Transit-oriented development

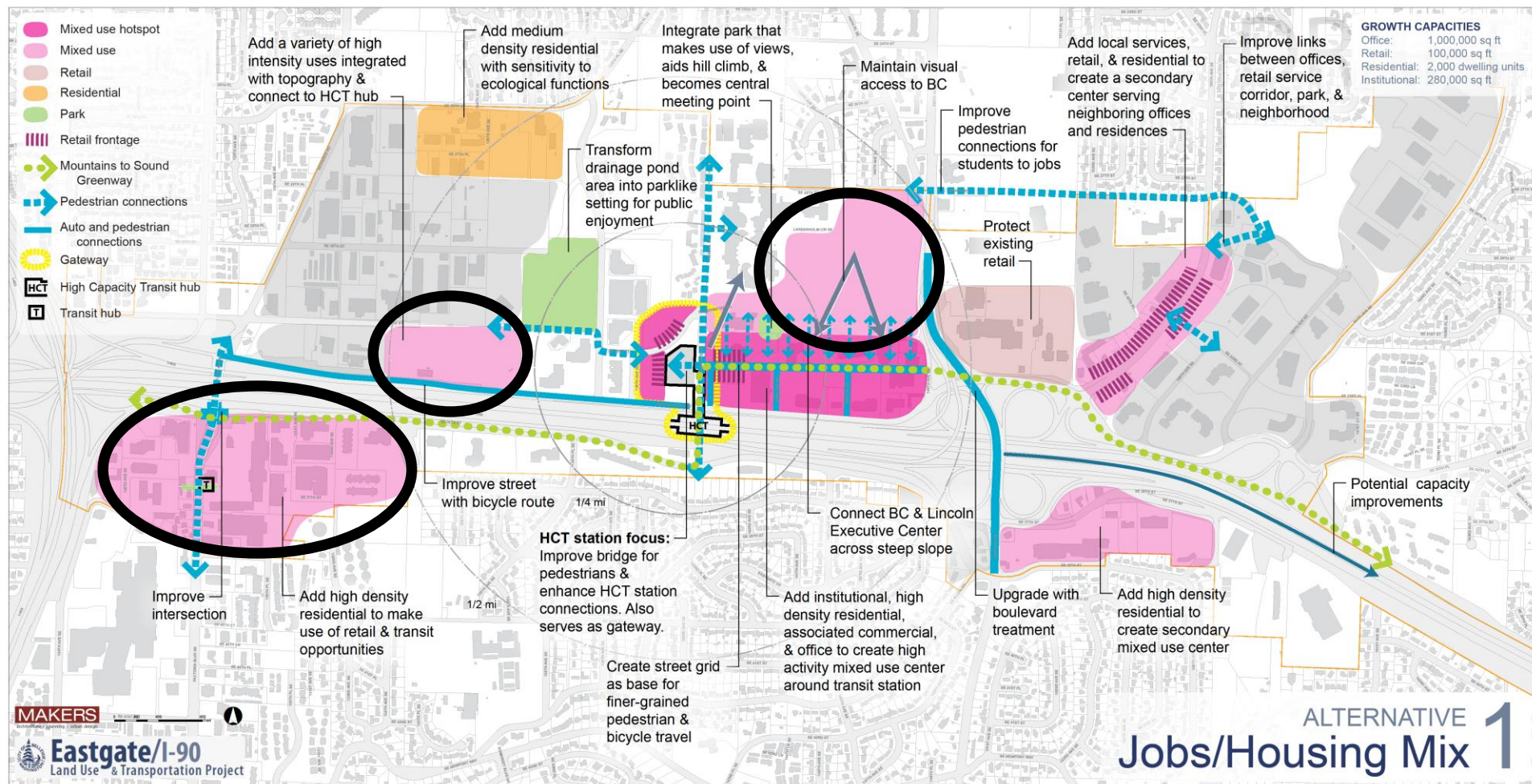
- Pedestrian & bike connections to transit
- Retail fronts transit
- Amenities included in development
- Green features (e.g., natural



Eastgate/I-90

Land Use & Transportation Project

Alternative 1



Medium intensity mixed use

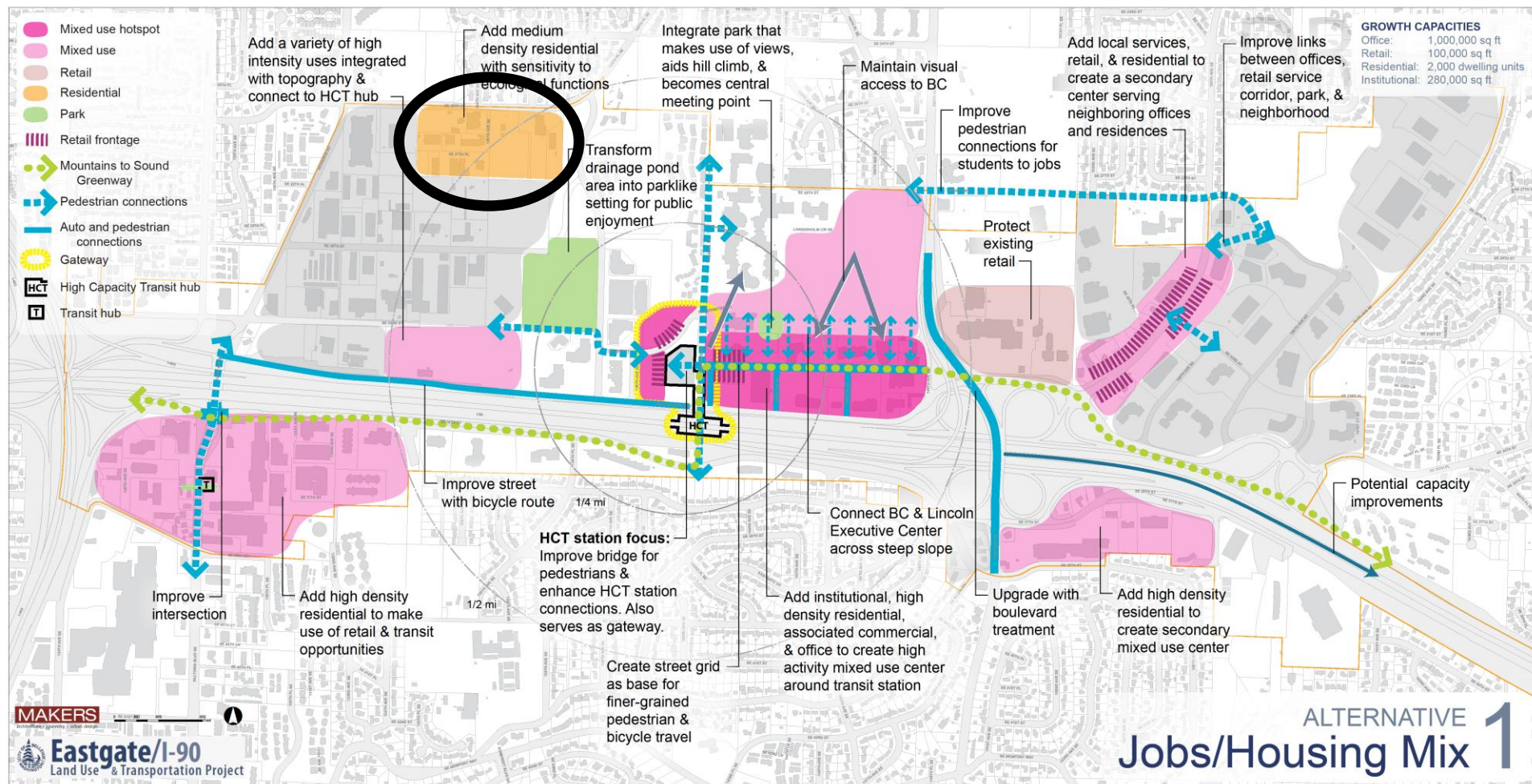
- Generally retail on ground floor, residential above
- 3-5 stories
- >25 dwelling units/acre
- Amenities included in development
- Pedestrian-oriented
- Green features (e.g., natural drainage)



Eastgate/I-90

Land Use & Transportation Project

Alternative 1



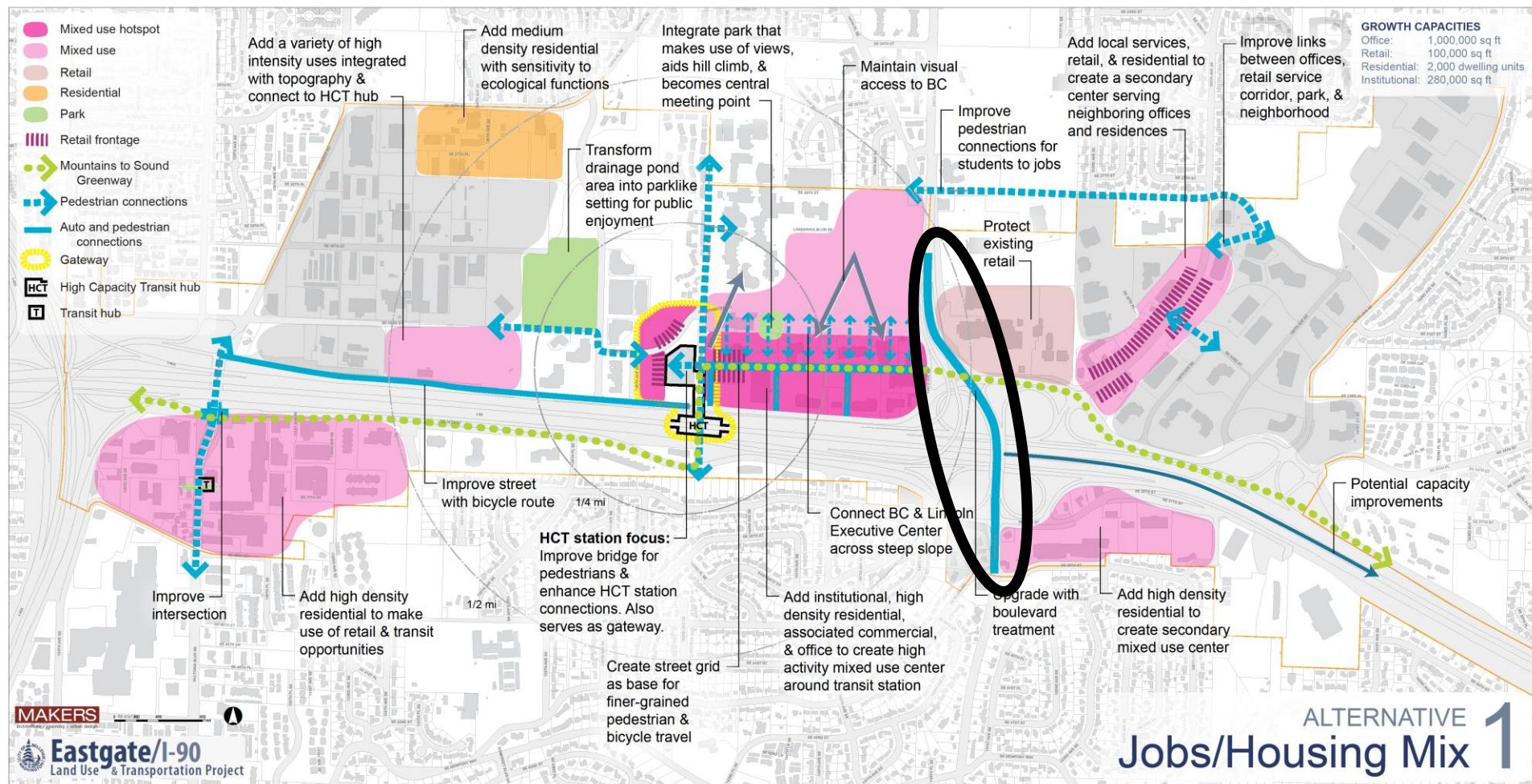
Medium density residential

- 2-5 stories
- 20-75 dwelling units/acre
- Pedestrian-oriented
- Green features (e.g., natural drainage)
- Some residential open space



Eastgate/I-90
Land Use & Transportation Project

Alternative 1



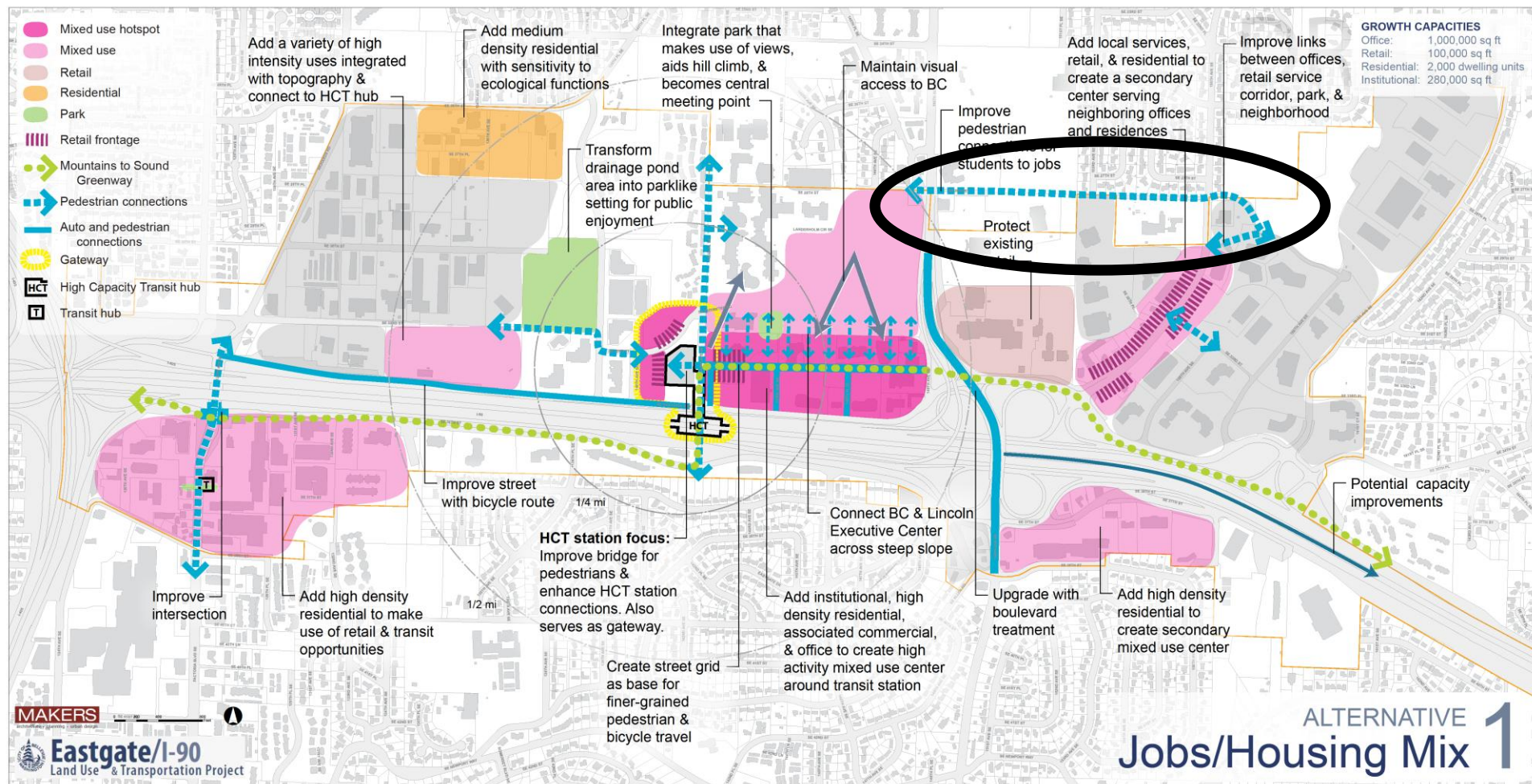
Street improvement

- Boulevard-like
- Safe pedestrian & bicycle routes
- Green features (e.g., natural drainage)



Eastgate/I-90
Land Use & Transportation Project

Alternative 1



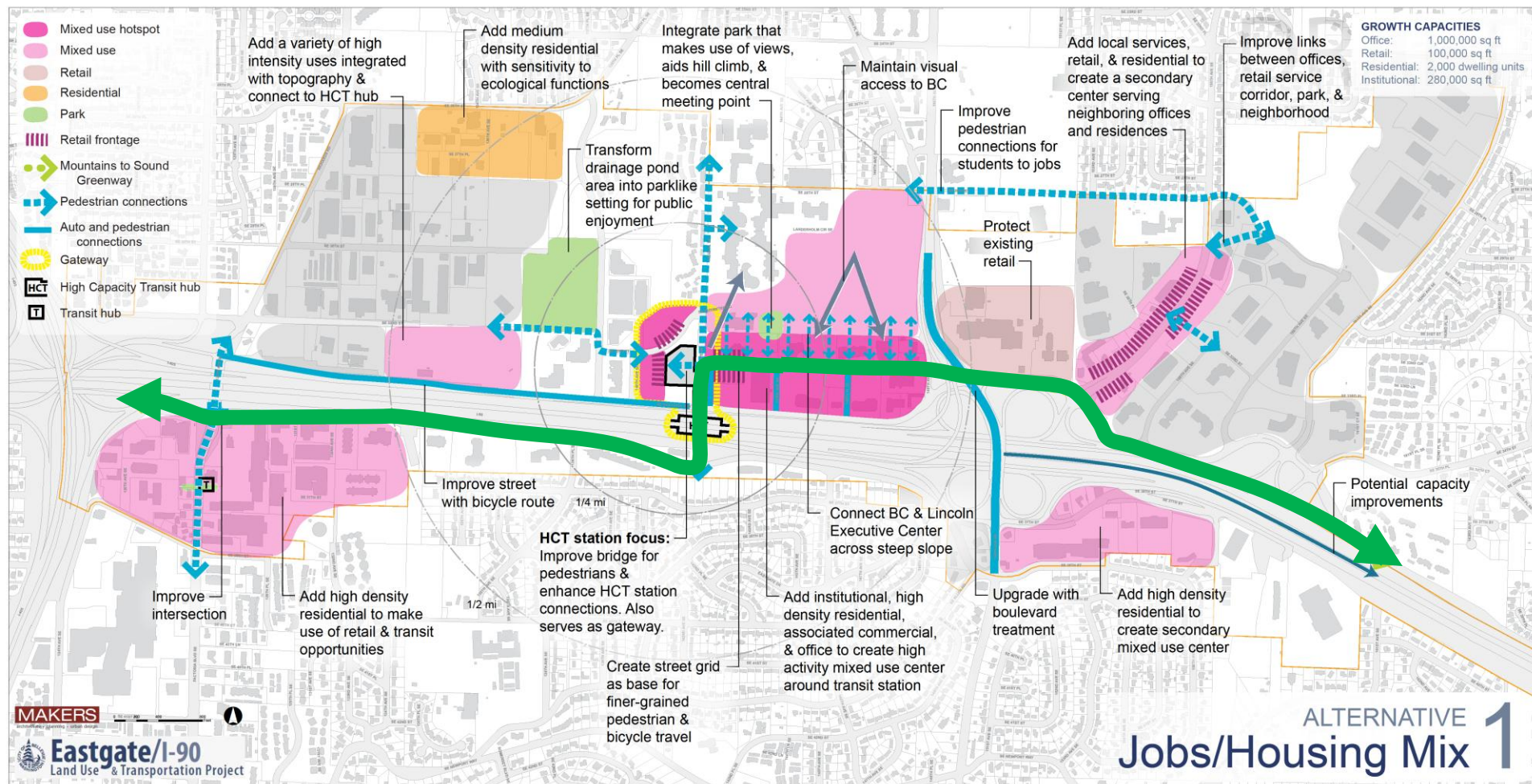
Trail improvement

- Human-scale lighting
- Green features (e.g., natural drainage)



Eastgate/I-90
Land Use & Transportation Project

Alternative 1



MTS Greenway

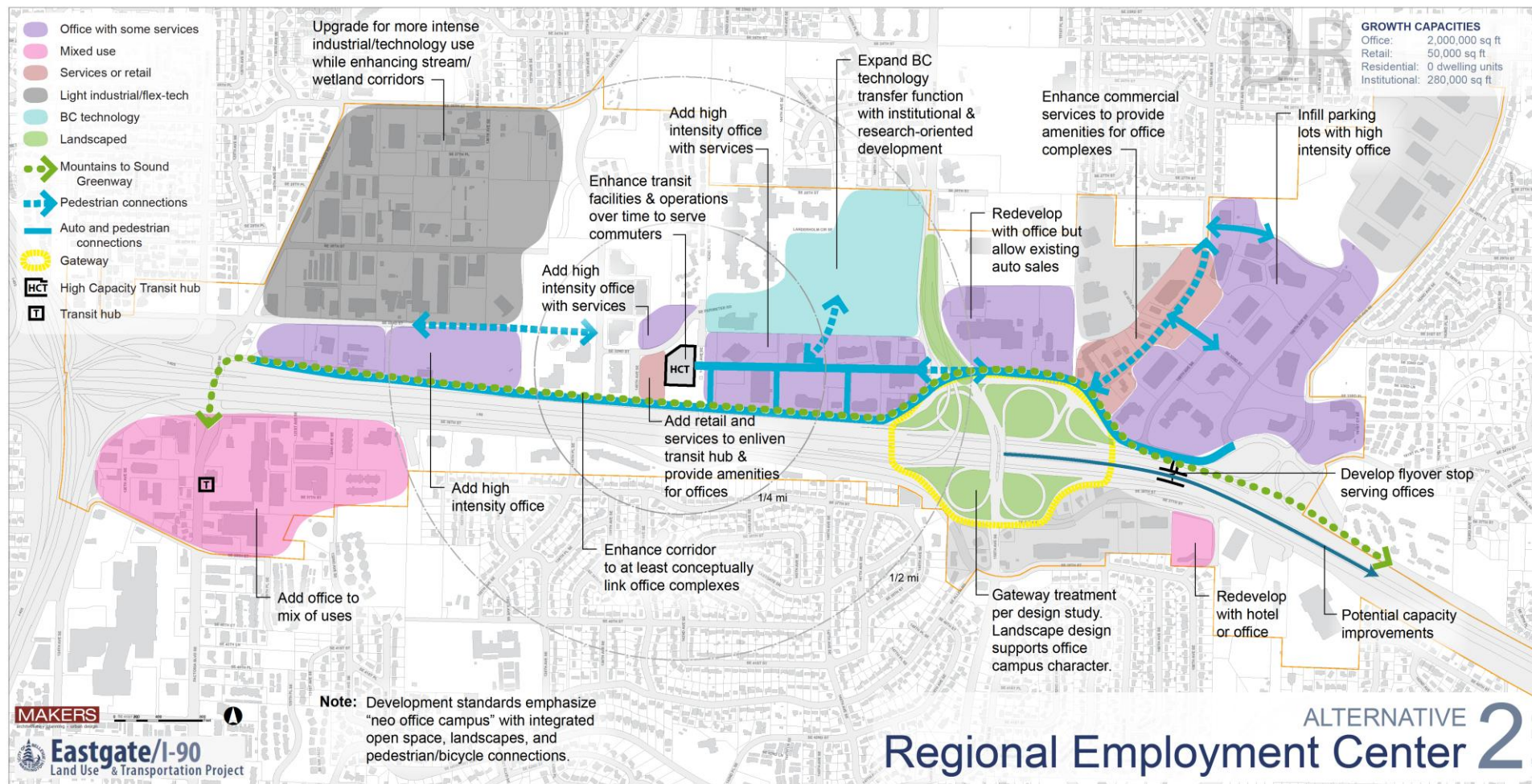
- Safe pedestrian & bicycle routes
- Green features (e.g., natural drainage)



Eastgate/I-90

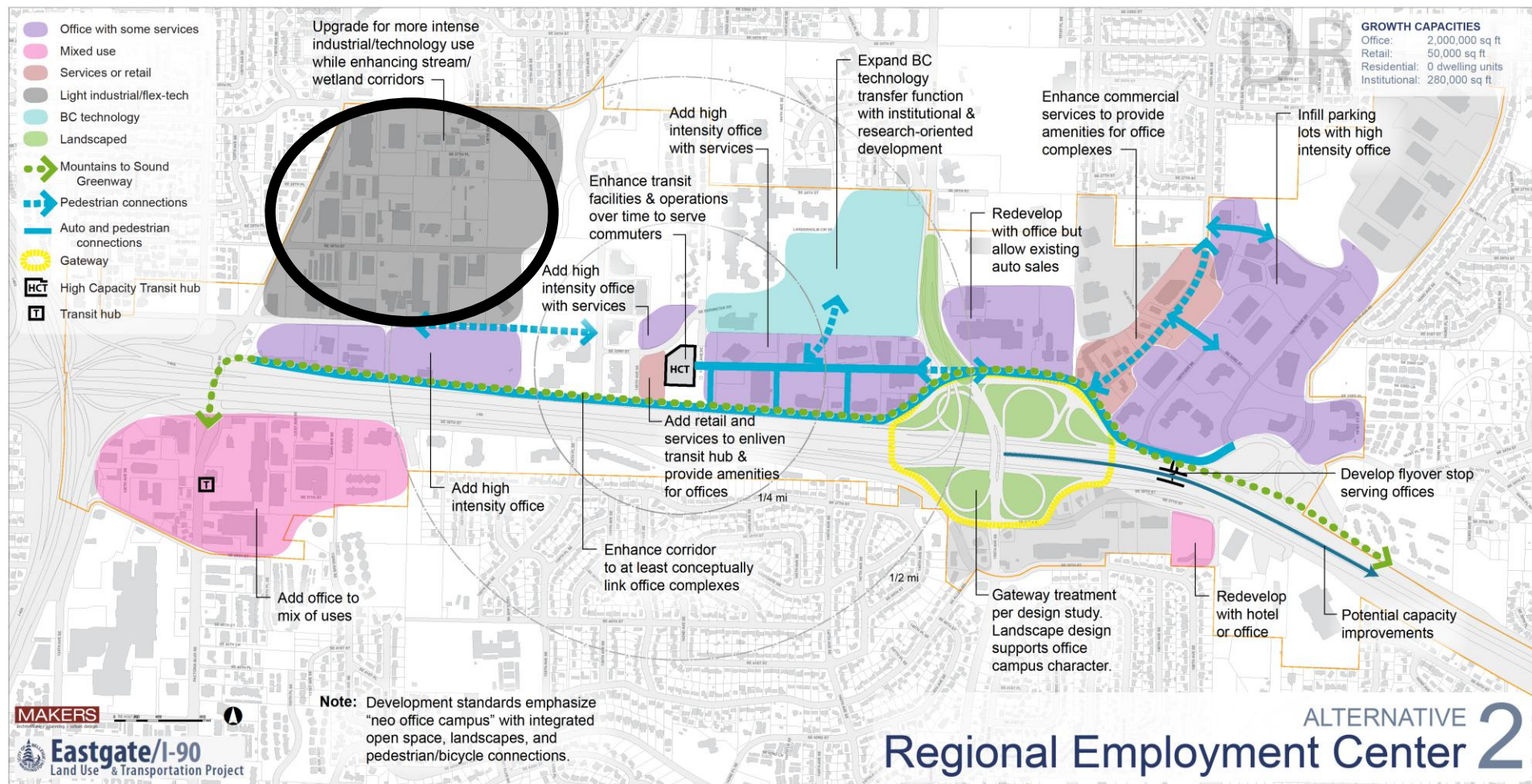
Land Use & Transportation Project

Alternative 1



- Focuses on providing places for additional jobs, with support services and amenities
- Builds on assets: Existing office concentrations, regional access, Bellevue College
- Creates large integrated campus character
- Uses 150th interchange as focal point/visual gateway





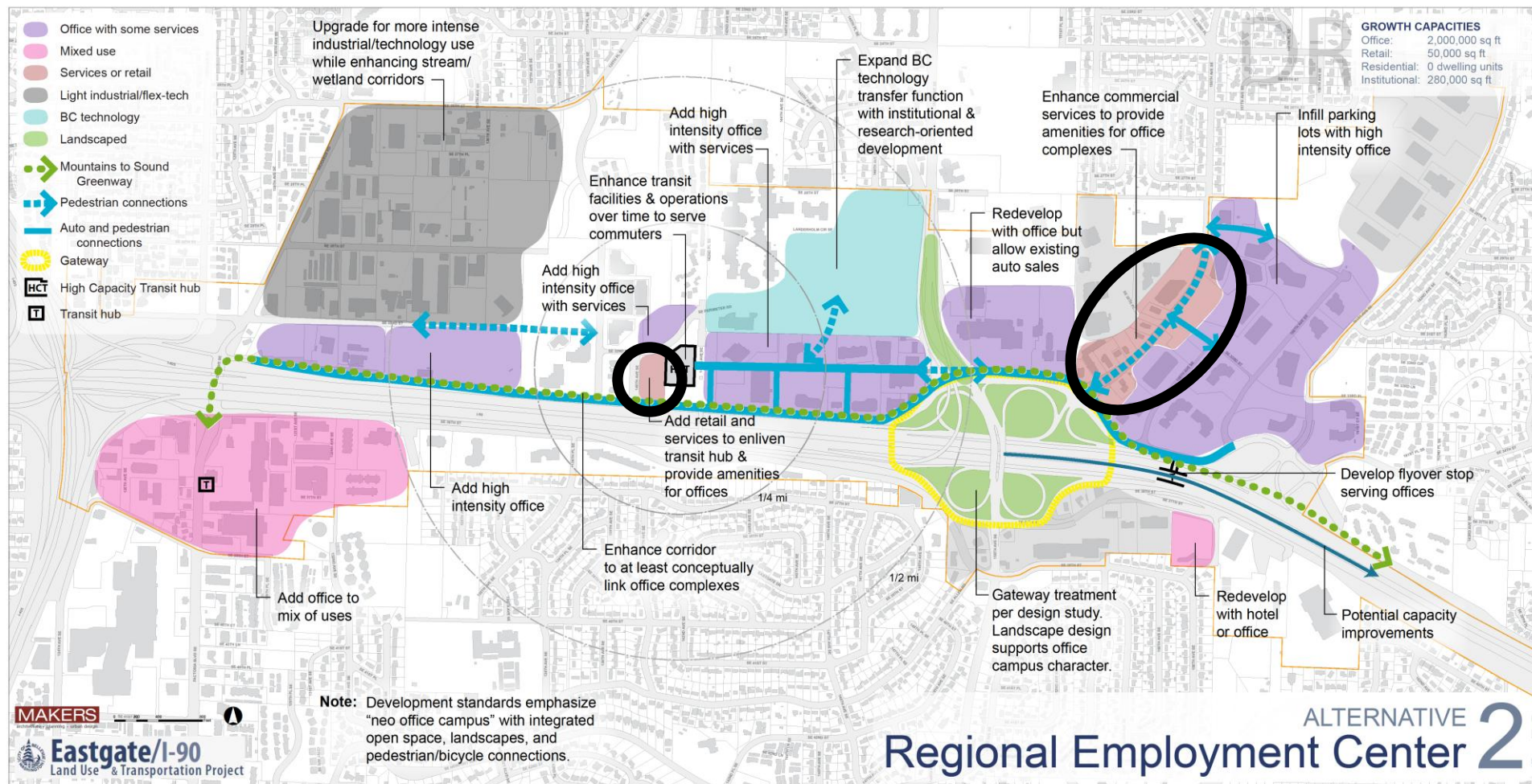
Light industrial,
flex-tech

- Substantially more intense and effective site use
- Green features (e.g., natural drainage and creek restoration)



Eastgate/I-90
Land Use & Transportation Project

Alternative 2



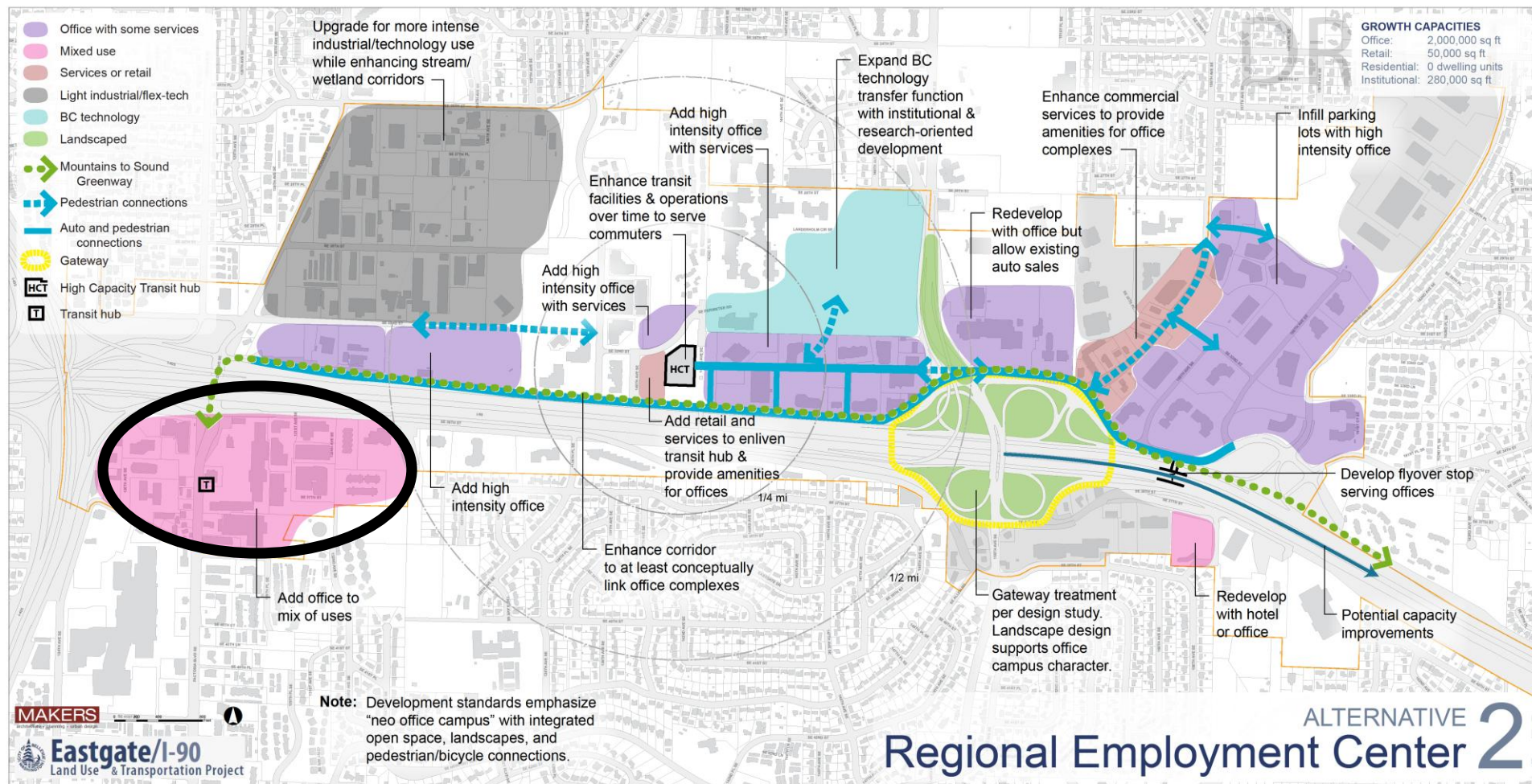
Local retail and services

- Retail and services front specified streets
- Pedestrian-oriented
- Green features (e.g., natural drainage)



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Land Use & Transportation Project

Alternative 2



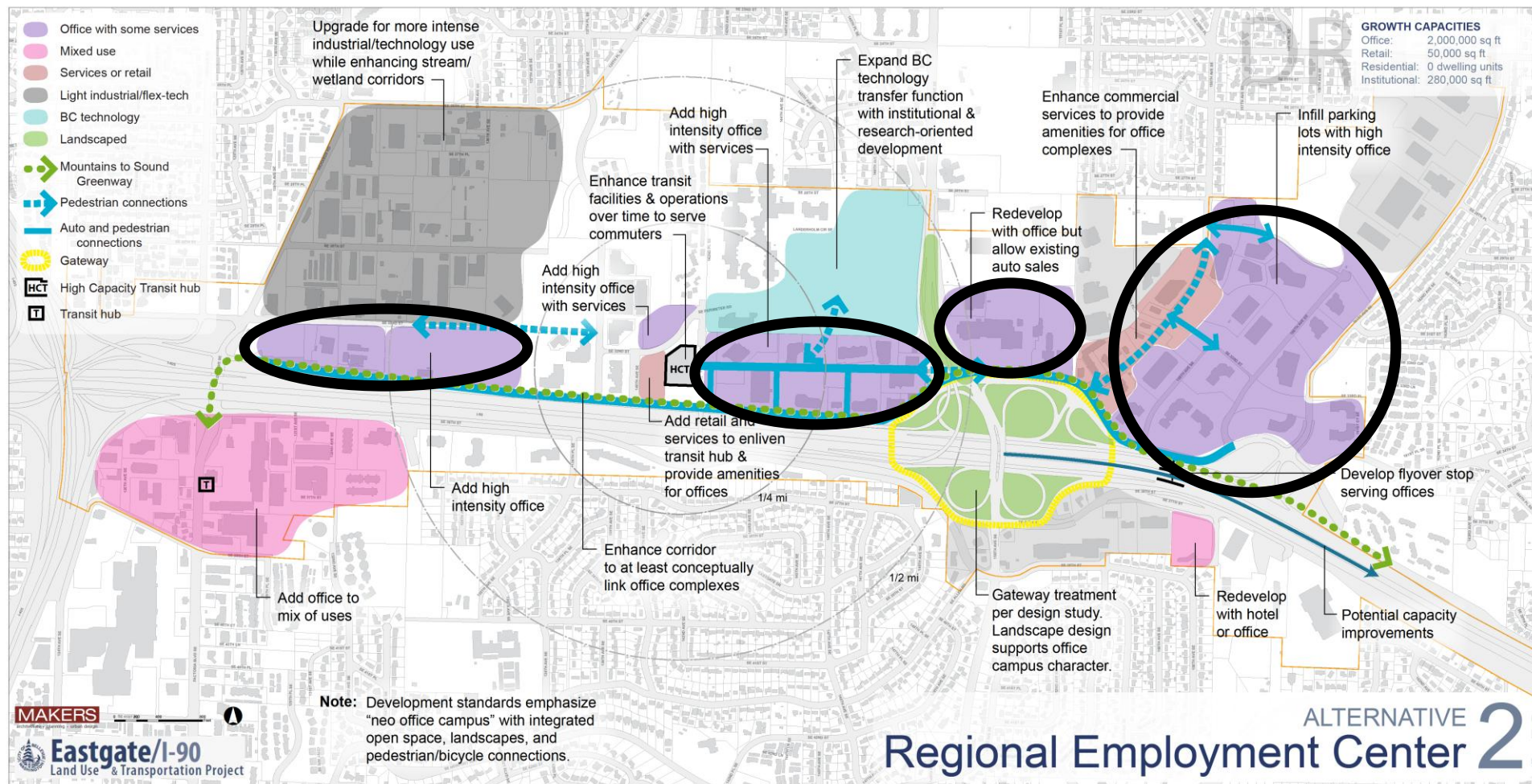
Medium intensity mixed use

- Generally retail on ground floor, residential or office above
- 3-6 stories
- >25 dwelling units/acre
- Pedestrian-oriented
- Green features (e.g., natural drainage)



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Land Use & Transportation Project

Alternative 2



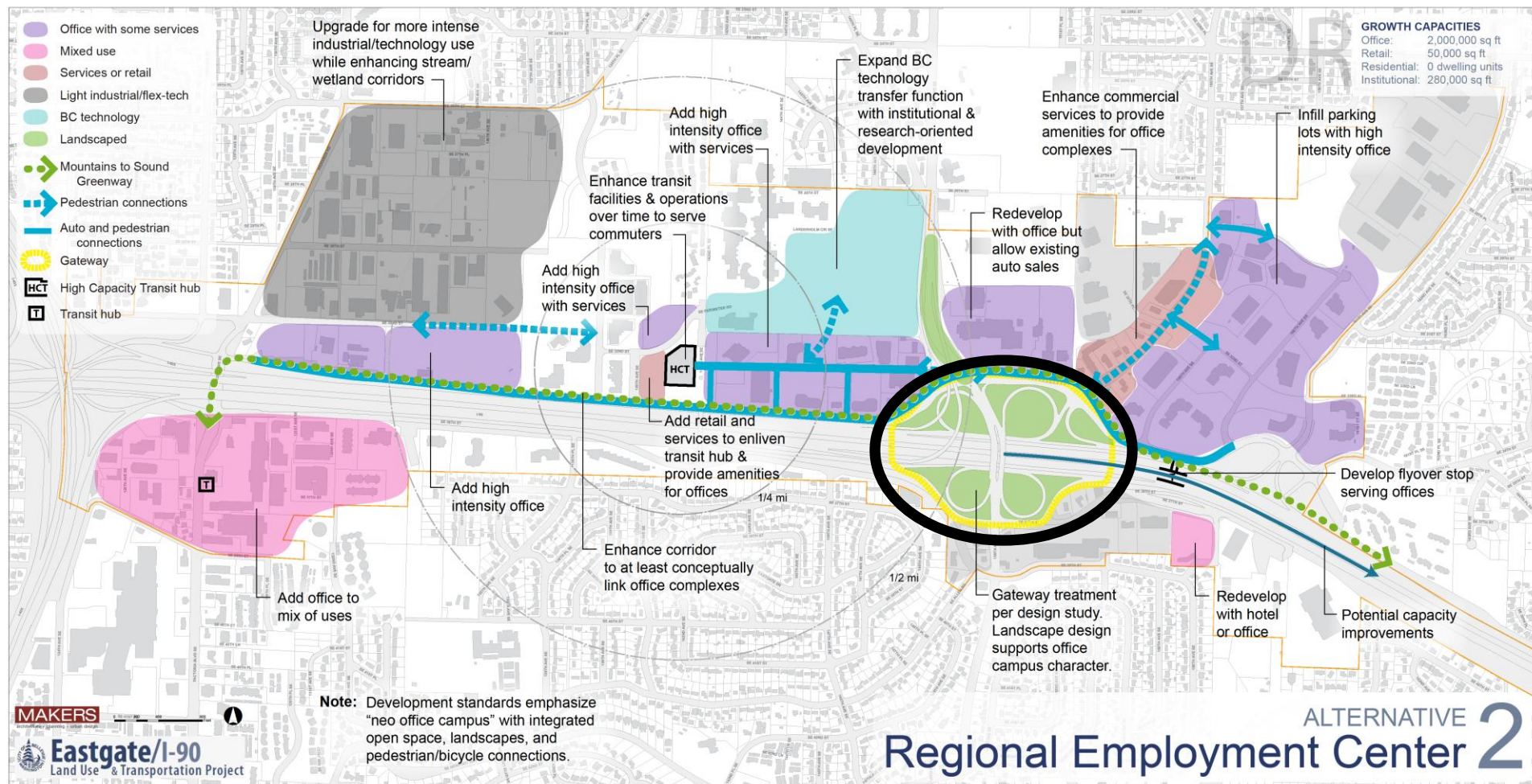
High intensity office (neo office campus character)

- 6+ stories
- Pedestrian-oriented
- Green features (e.g., natural drainage)
- Possibly includes retail in ground floors



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Land Use & Transportation Project

Alternative 2



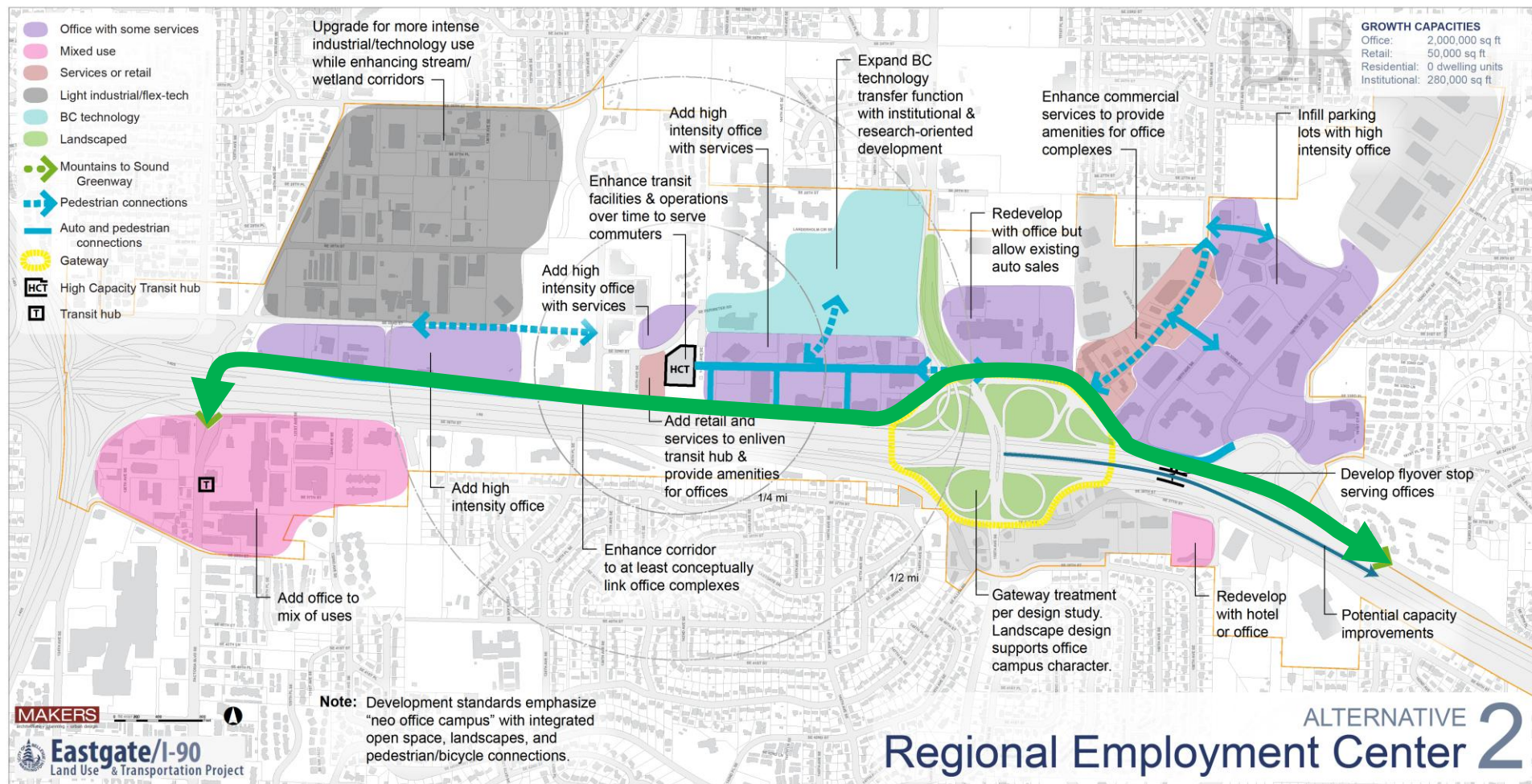
Interchange landscape improvement

- Reinforces campus character
- Green features (e.g., natural drainage)



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Land Use & Transportation Project

Alternative 2



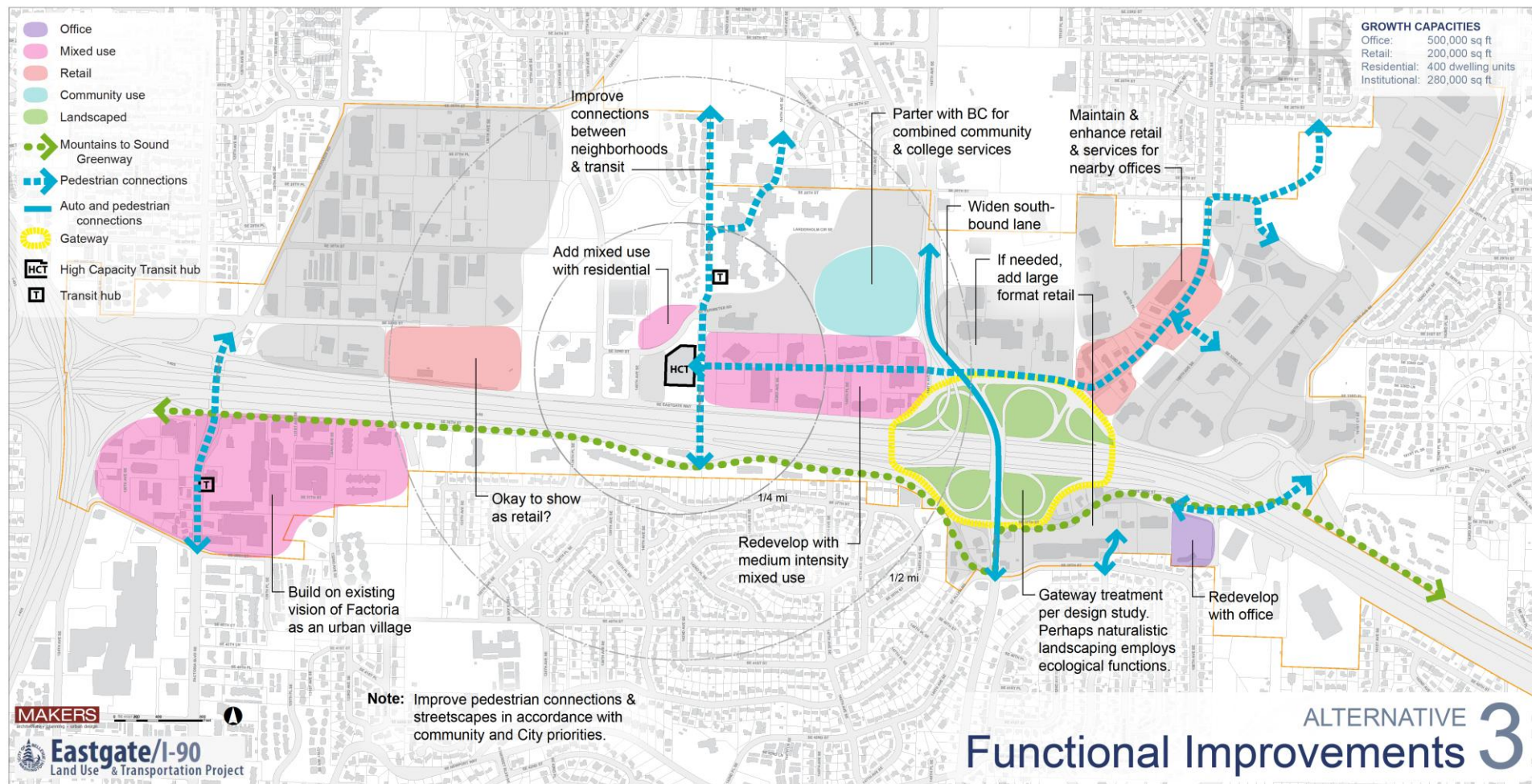
MTS Greenway

- Safe pedestrian & bicycle routes
- Green features (e.g., natural drainage)



Eastgate/I-90
Land Use & Transportation Project

Alternative 2

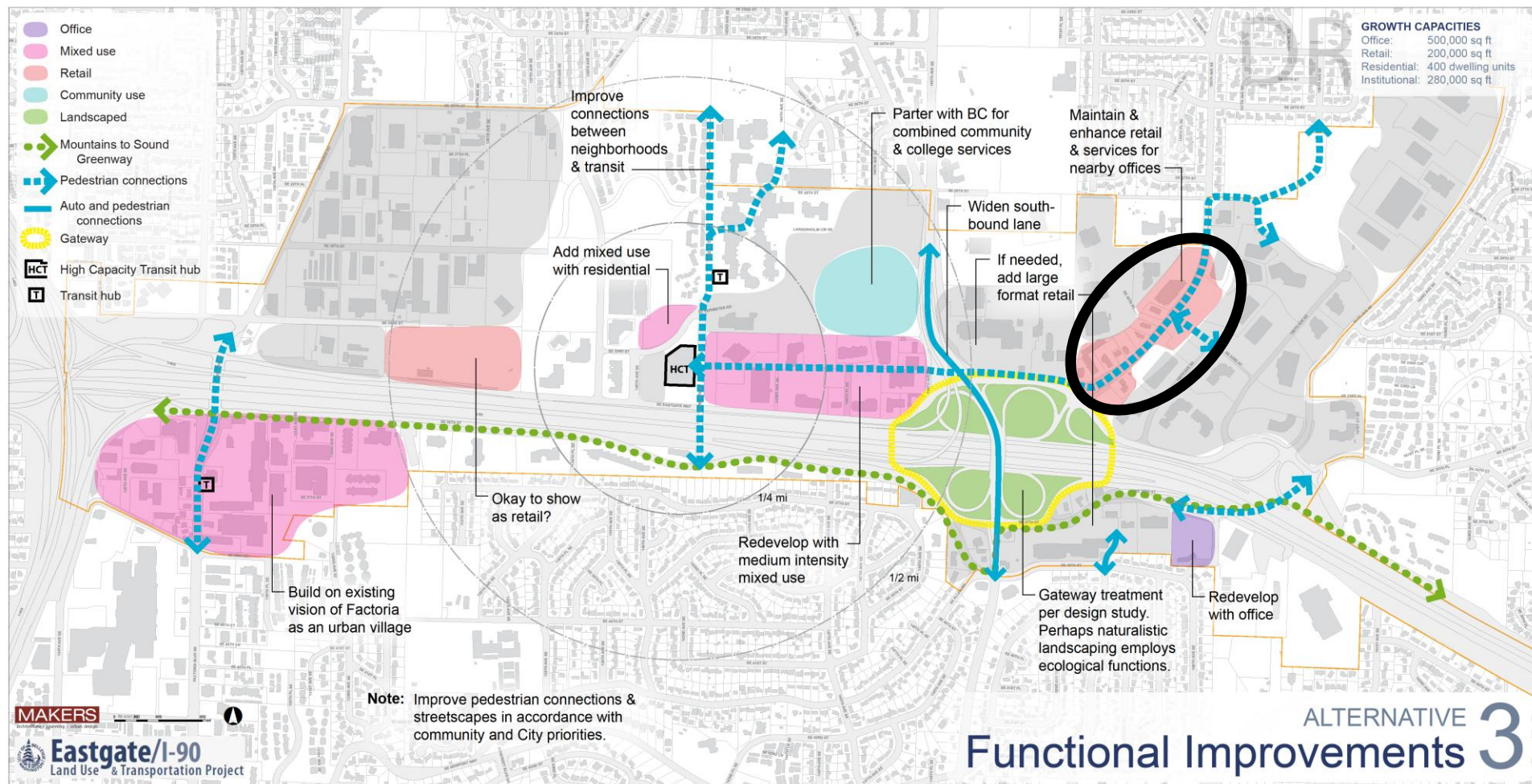


- Focuses on modest growth/change, transportation functionality, neighborhood services
- Addresses known issues and needs
- Broader mix of uses than existing
- Enhances connections, streetscapes, landscaping



Eastgate/I-90
Land Use & Transportation Project

Alternative 3



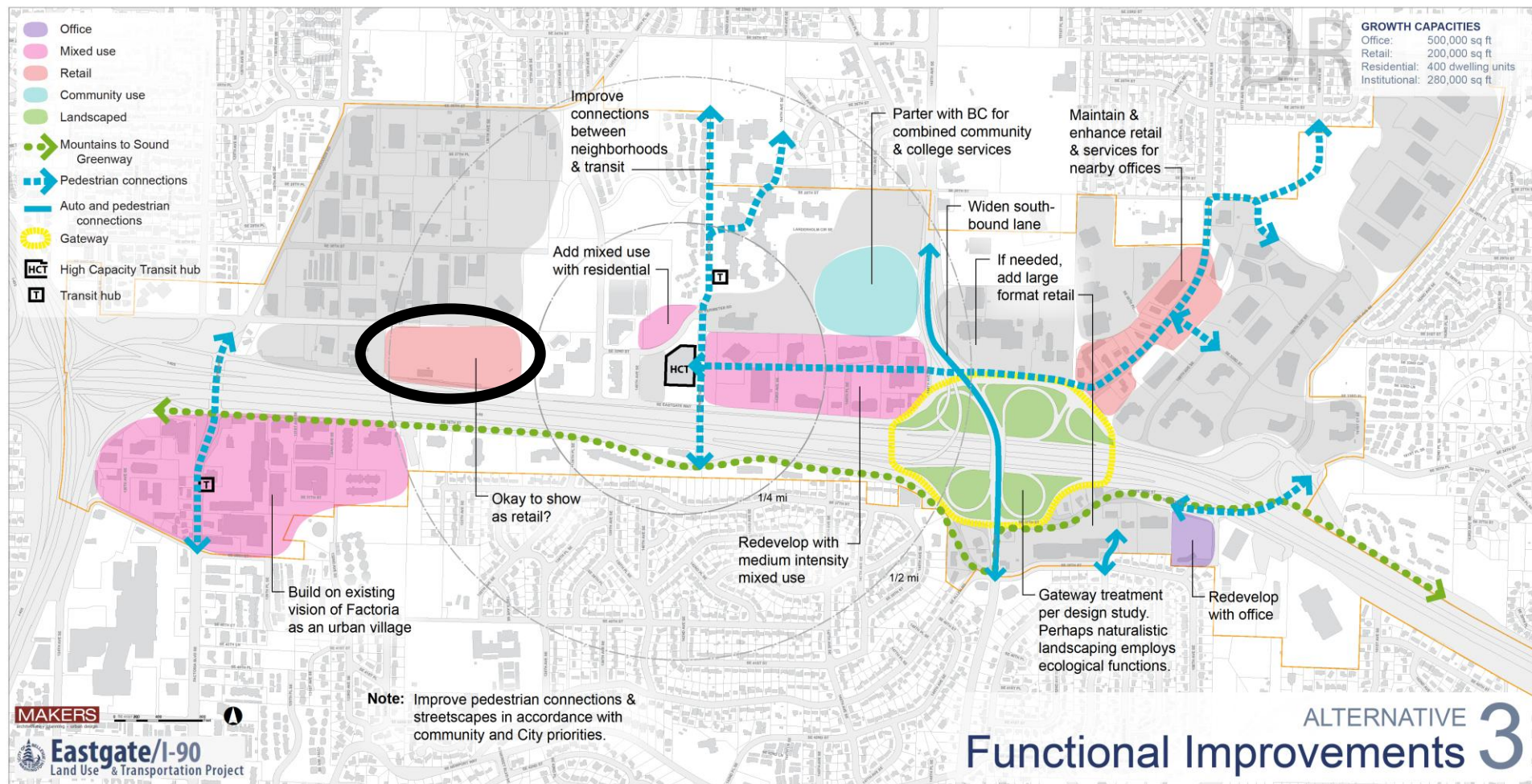
Local retail and services

- Retail and services front specified streets
- Pedestrian-oriented
- Green features (e.g., natural drainage)



Eastgate/I-90
Land Use & Transportation Project

Alternative 3



Large format retail

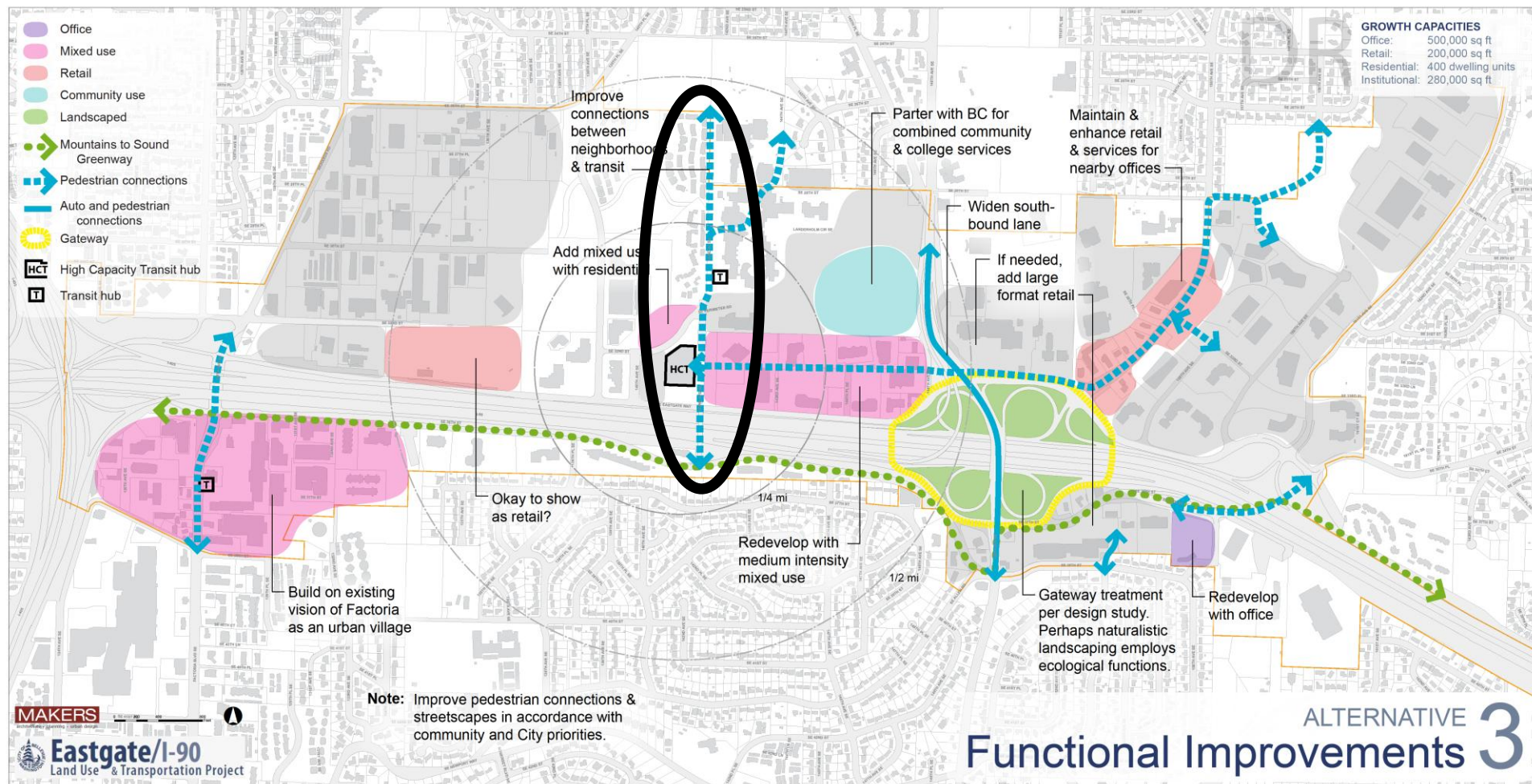
- Fits character of surrounding environment
- Green features (e.g., natural drainage)
- Highly visible and accessible location



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Land Use & Transportation Project

Alternative 3



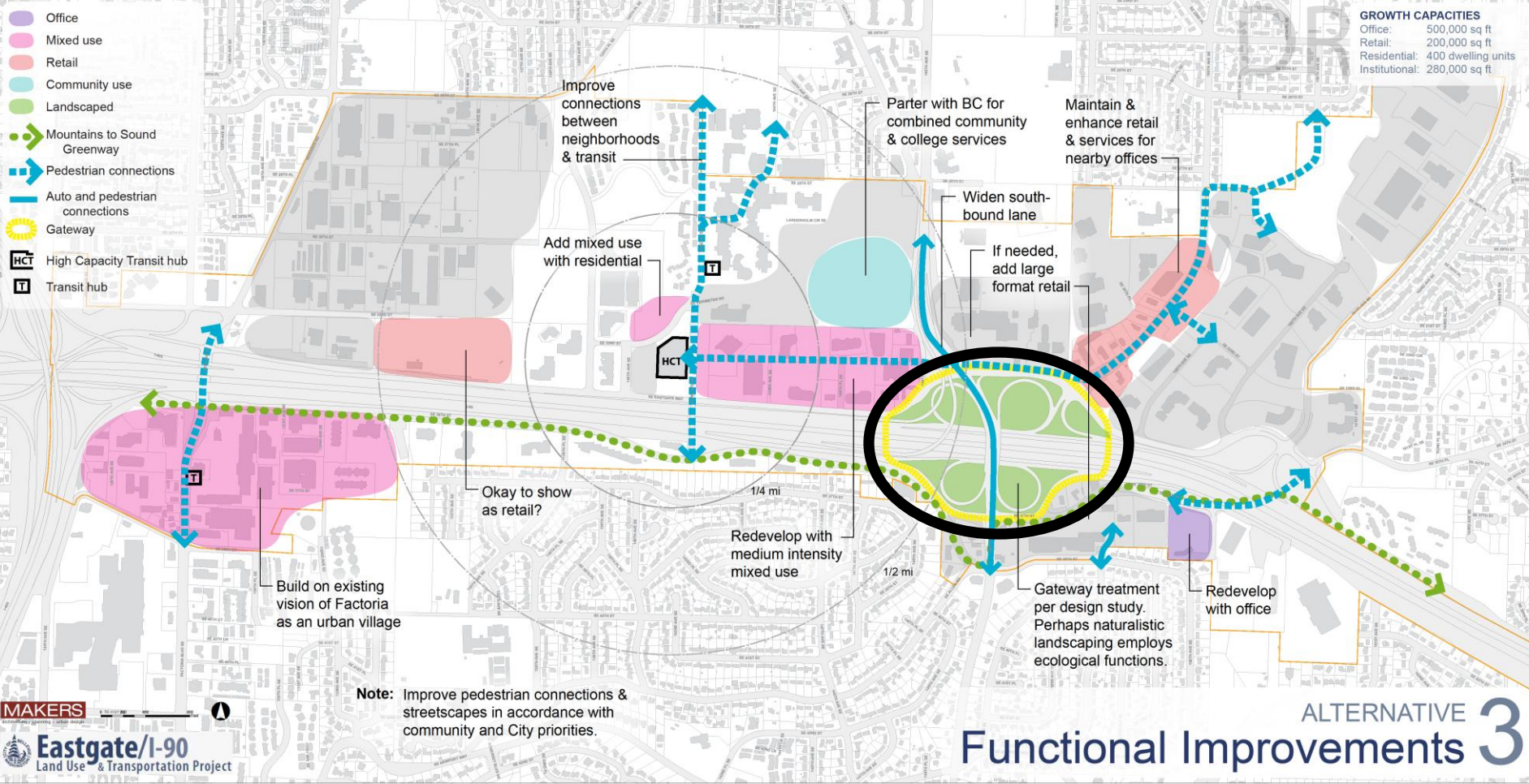
Street improvement

- Safe pedestrian & bicycle routes
- Green features (e.g., natural drainage)



Eastgate/I-90
Land Use & Transportation Project

Alternative 3



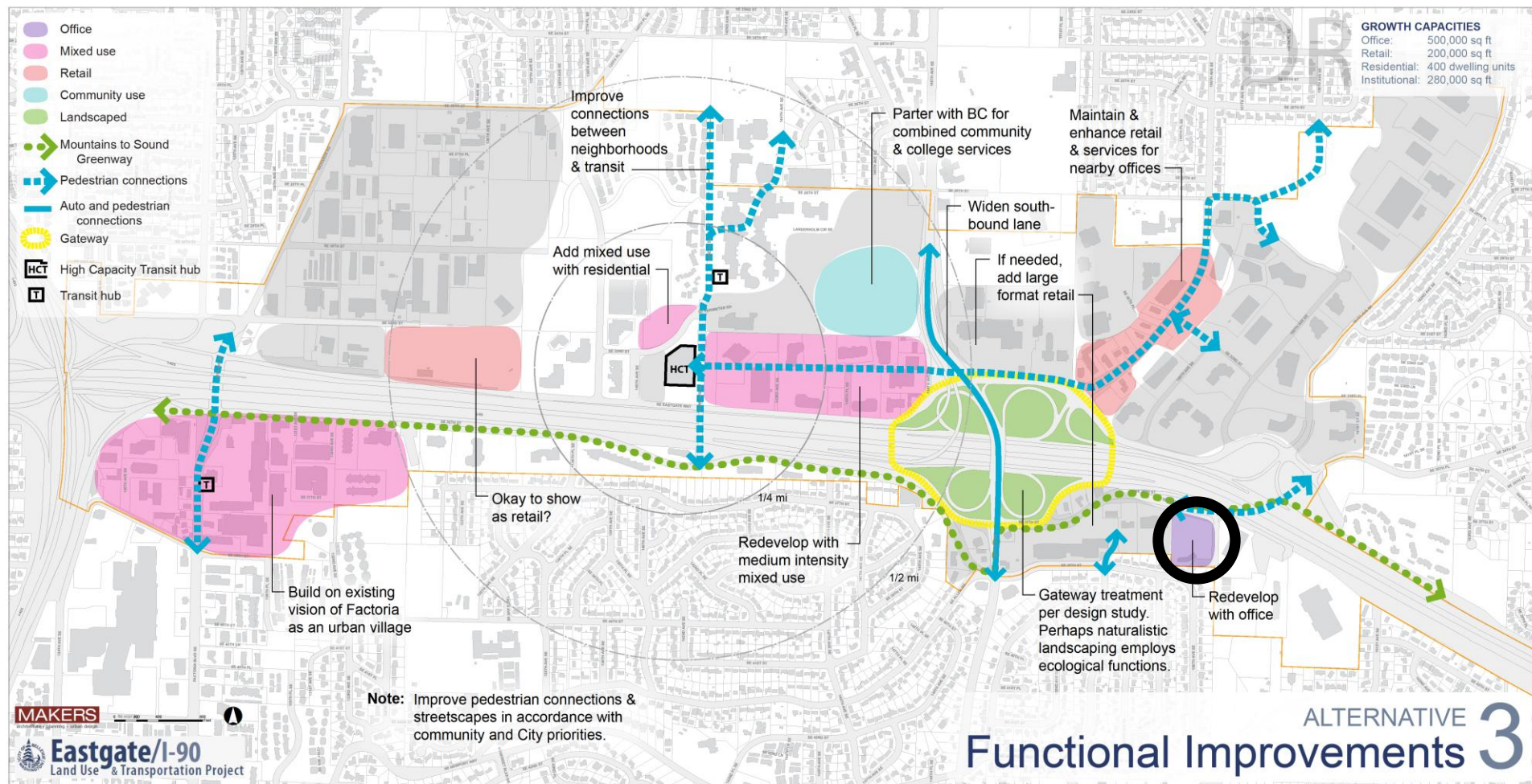
Interchange landscape improvement

- Improves ecological systems (e.g., natural drainage, habitat & water quality functions)



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Land Use & Transportation Project

Alternative 3



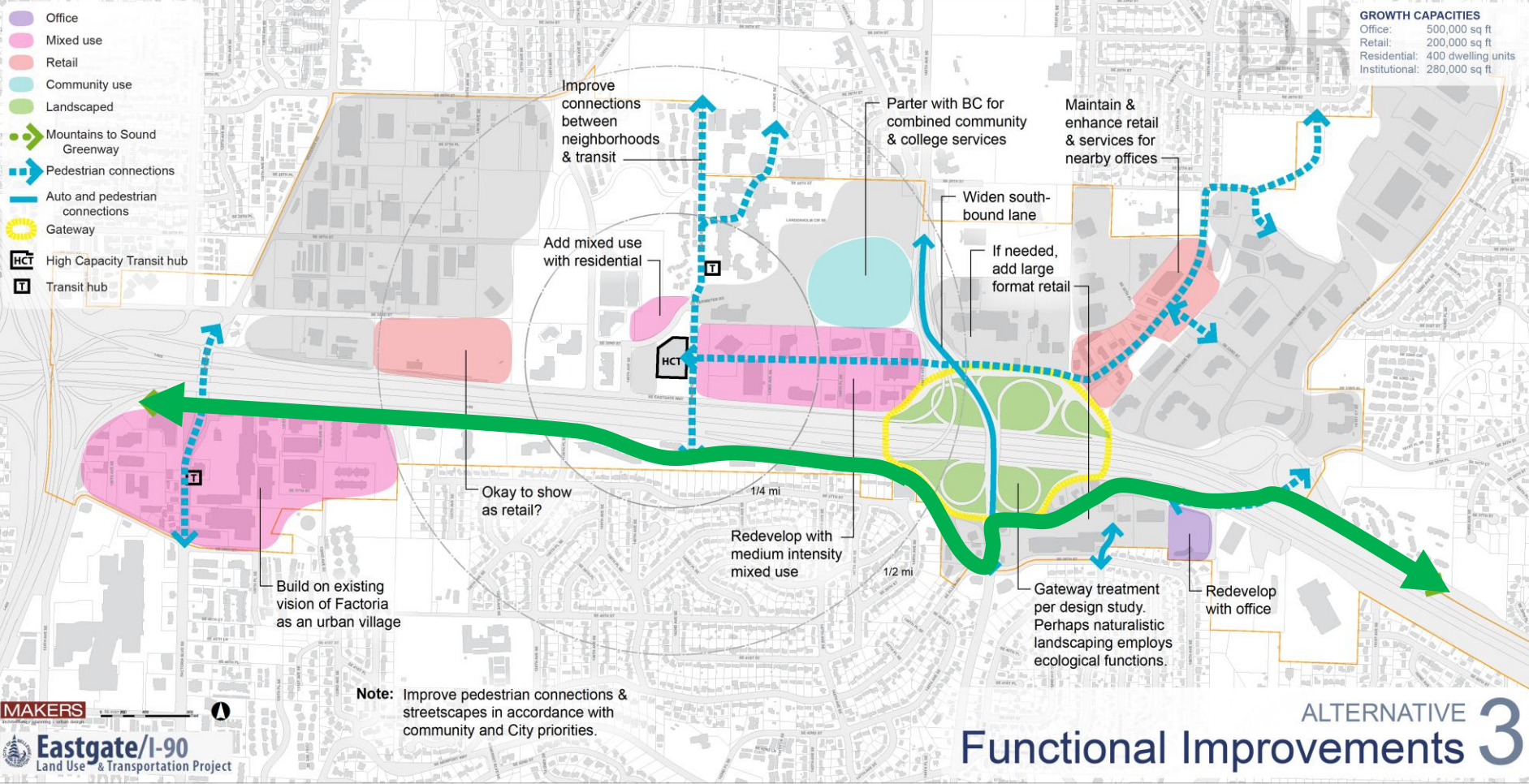
Medium intensity office

- 6+ stories
- Pedestrian-oriented
- Green features (e.g., natural drainage)
- Possibly includes retail in ground floors



Eastgate/I-90
 Land Use & Transportation Project

Alternative 3



MTS Greenway

- Safe pedestrian & bicycle routes
- Green features (e.g., natural drainage)



Eastgate/I-90
Land Use & Transportation Project

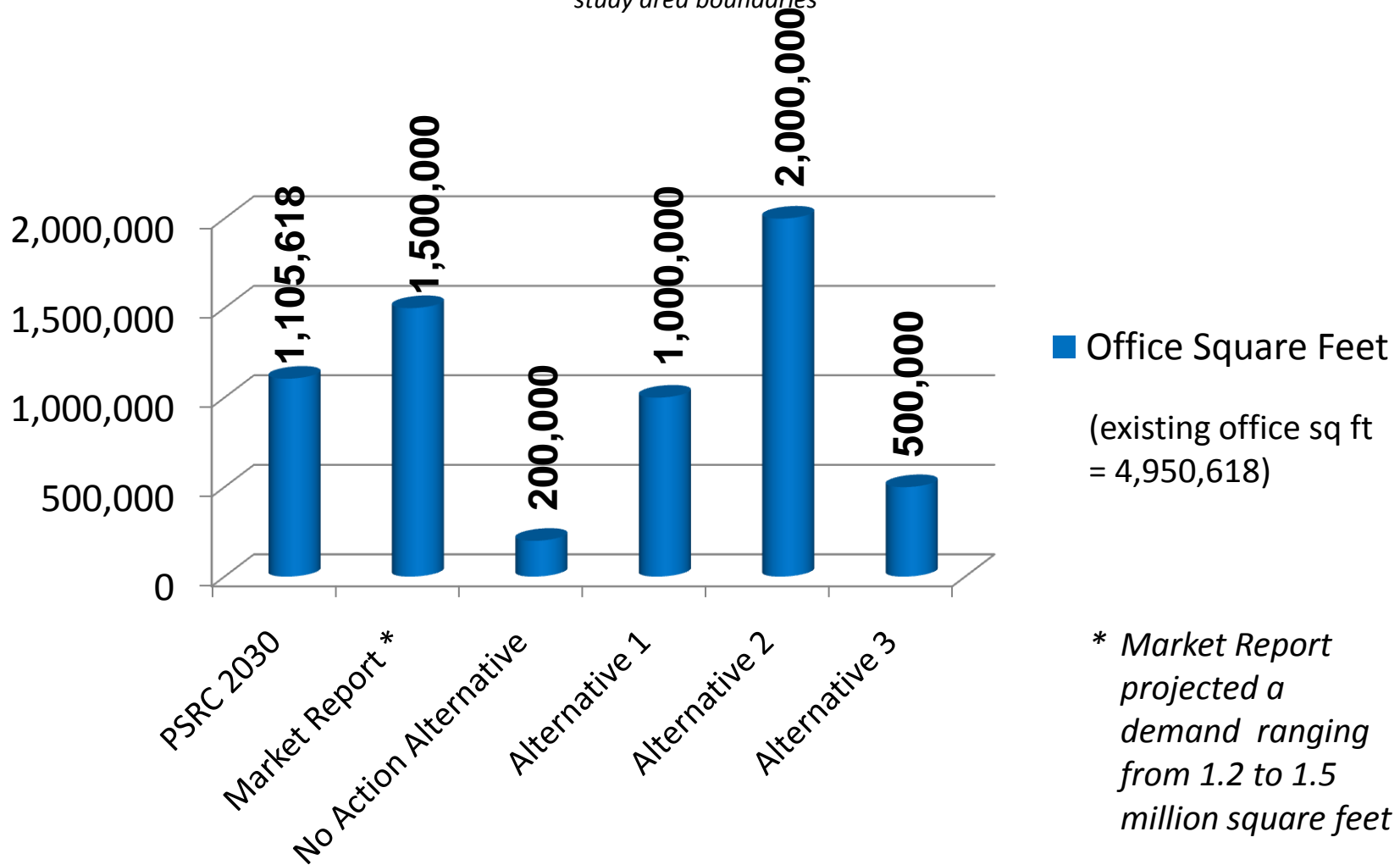
Alternative 3

	Existing Conditions Total	PSRC 2030 Change from Existing	Market Rpt Change from Existing	No Action Change from Existing	Alt 1 Change from Existing	Alt 2 Change from Existing	Alt 3 Change from Existing
Office (sq ft)	4,950,618	1,105,231	1,500,000	200,000	1,000,000	2,000,000	500,000
Retail (sq ft)	655,081	265,732	NA	0	100,000	50,000	200,000
Housing Units	207	162	1800	0	2,000	0	400
Institu- tional (sq ft)	1,115,480	65,556	NA	280,000	280,000	280,000	280,000
Industrial (sq ft)	1,817,500	85,989	NA	86,000	(167,000)	0	0
Hotel Rooms	655	320	200	0	200	0	0



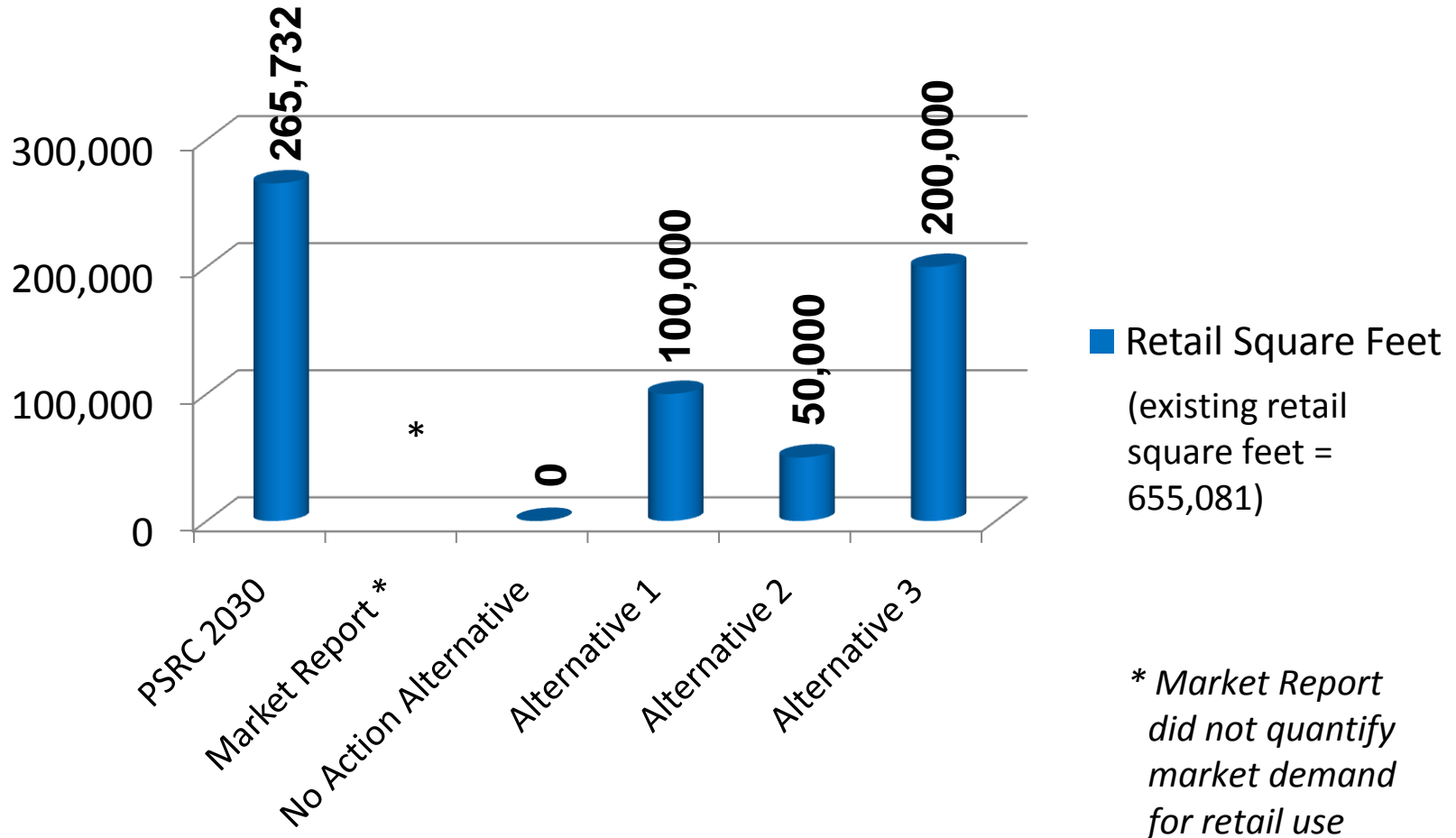
Study Area Office Sq Ft Comparison

Note: Figures shown are for Transportation Analysis Zones (TAZs), which do not directly coincide with study area boundaries



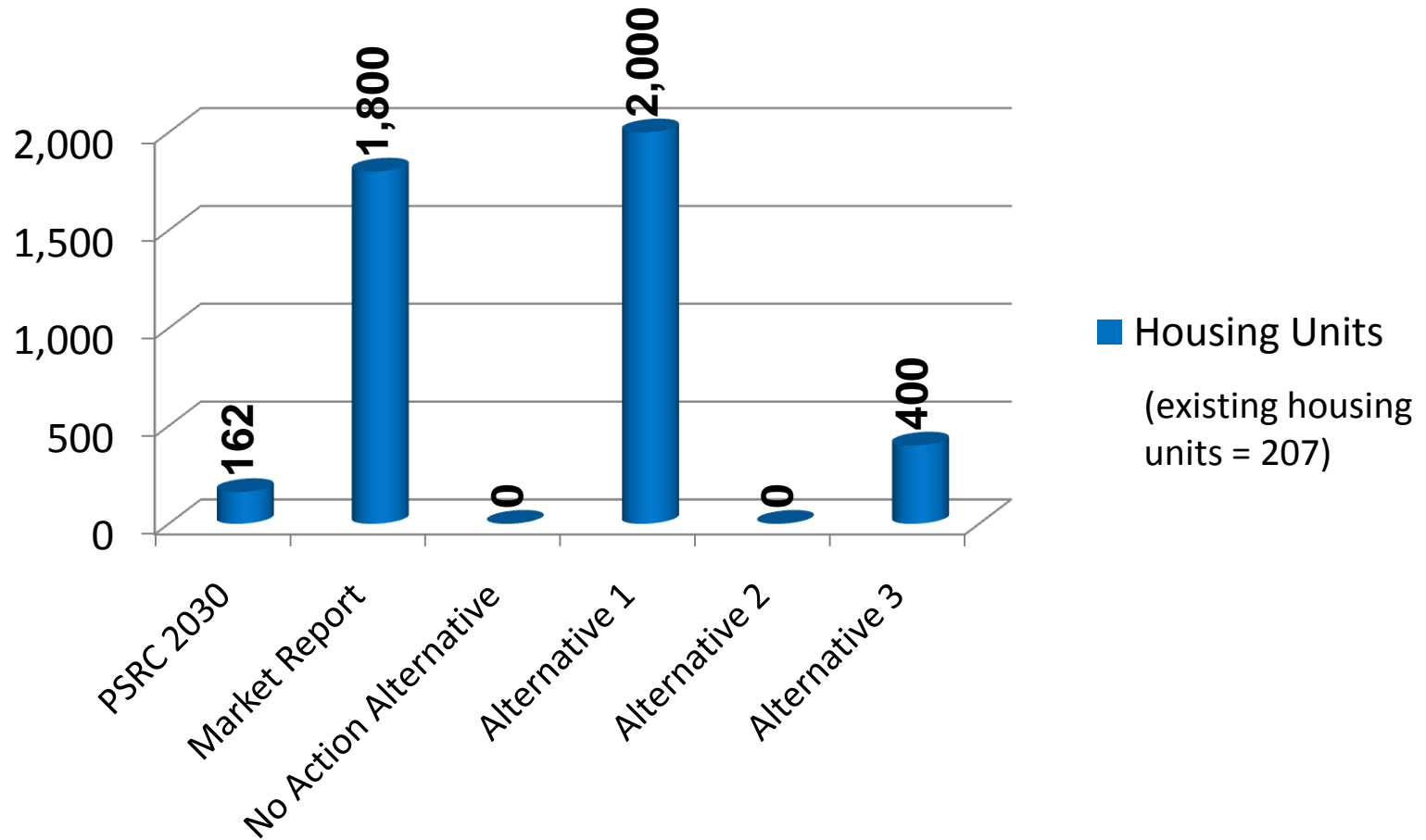
Study Area **Retail Sq Ft** Comparison

Note: Figures shown are for Transportation Analysis Zones (TAZs), which do not directly coincide with study area boundaries



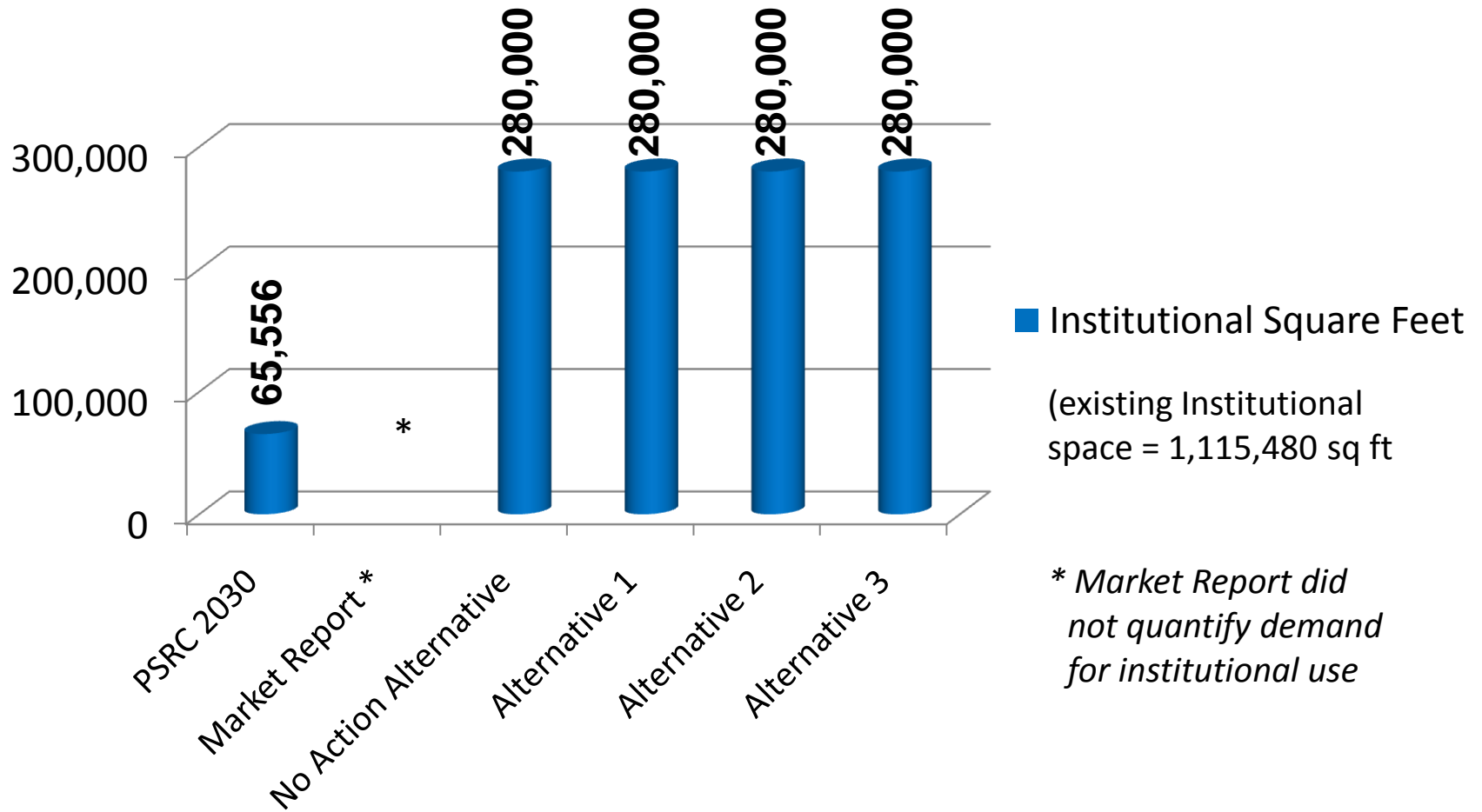
Study Area **Housing Units** Comparison

Note: Figures shown are for Transportation Analysis Zones (TAZs), which do not directly coincide with study area boundaries



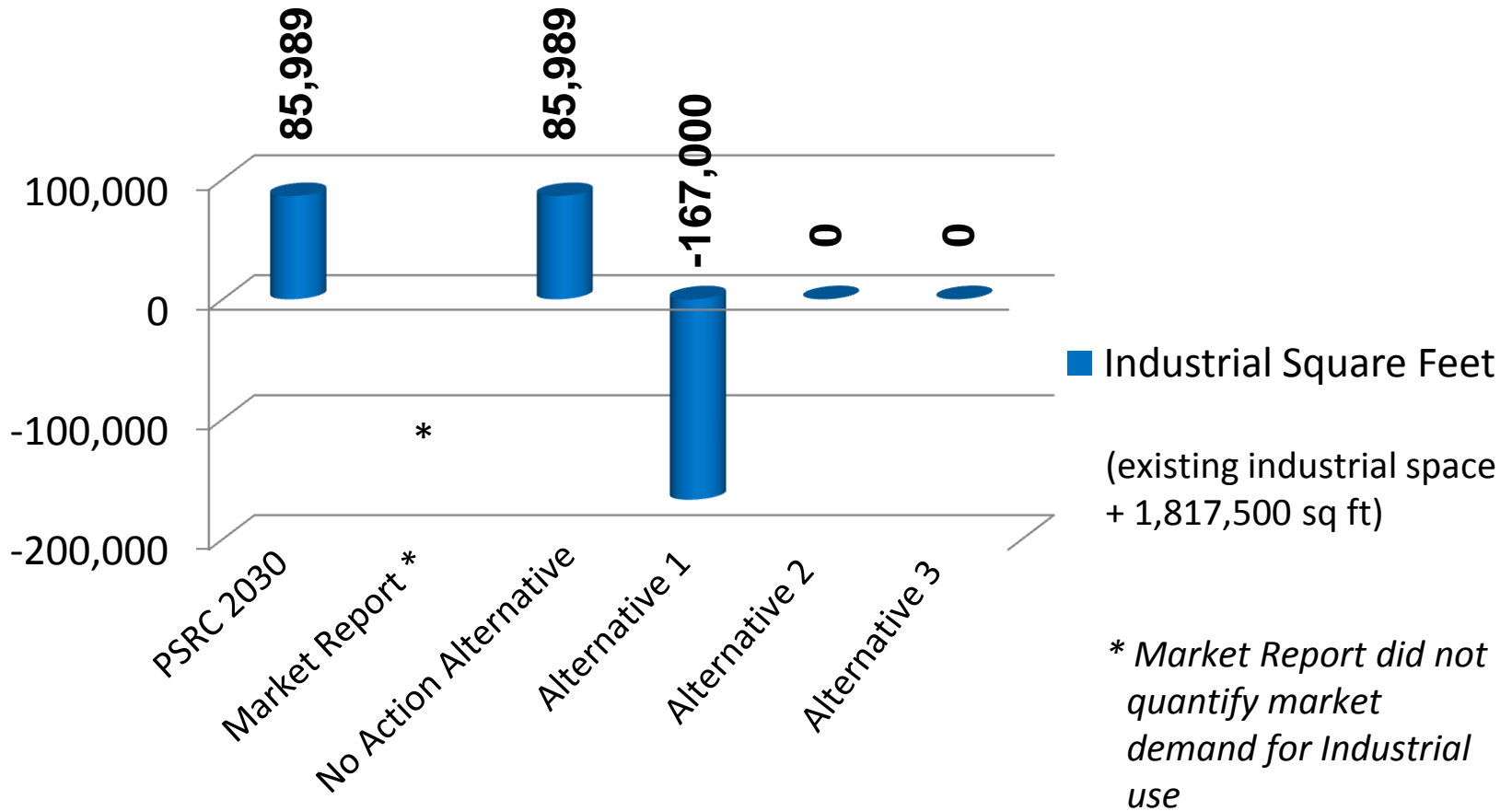
Study Area Institutional Sq Ft Comparison

Note: Figures shown are for Transportation Analysis Zones (TAZs), which do not directly coincide with study area boundaries



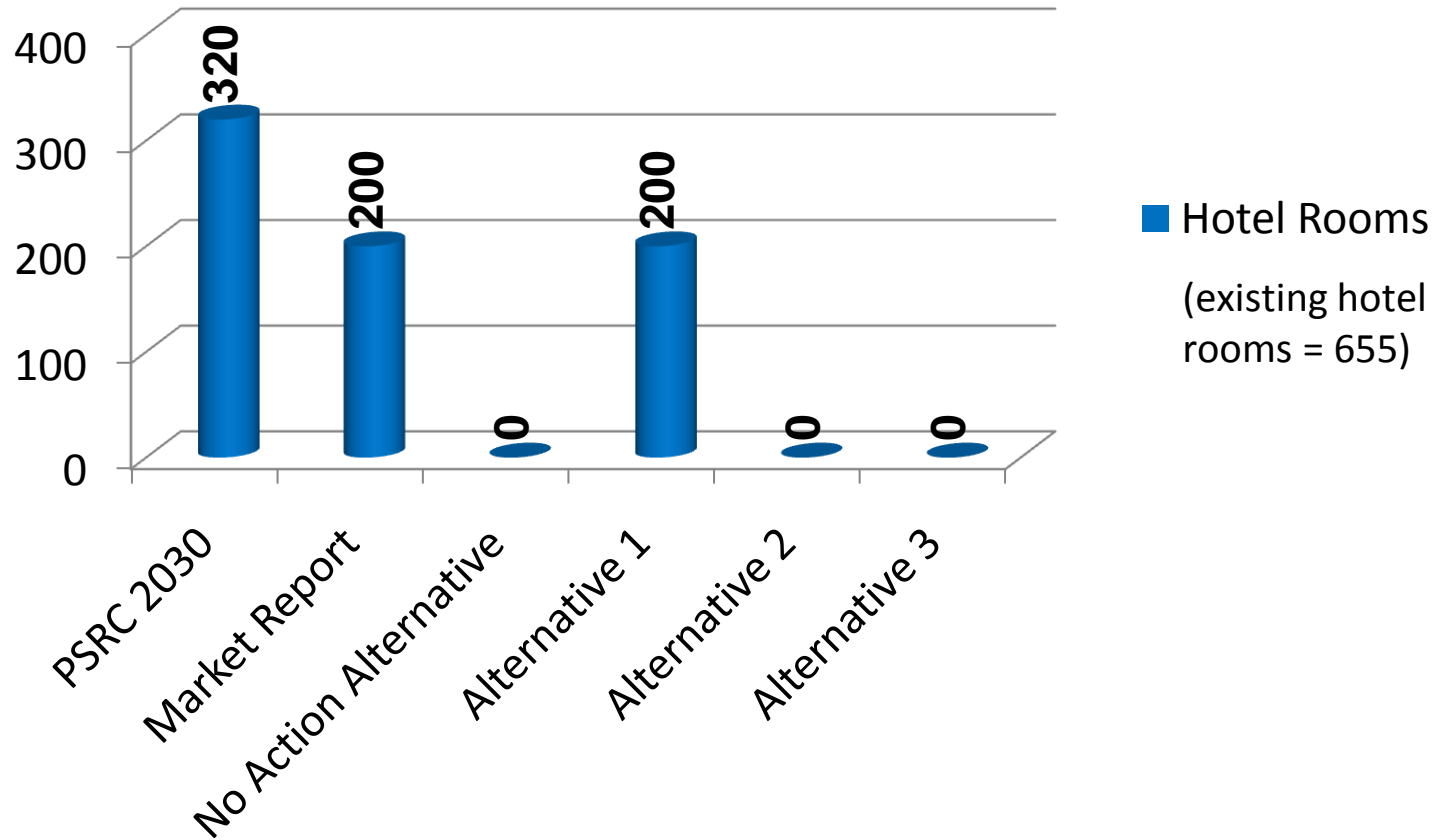
Study Area **Industrial** Comparison

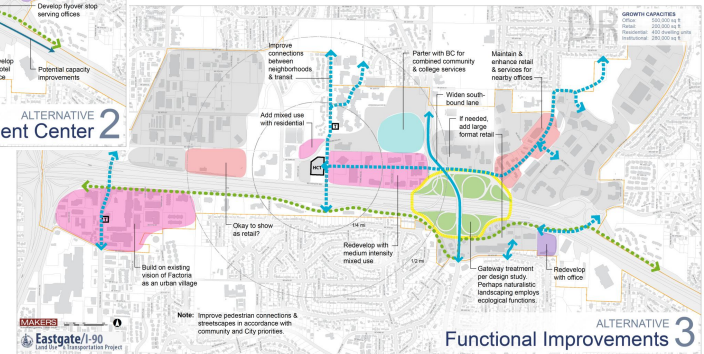
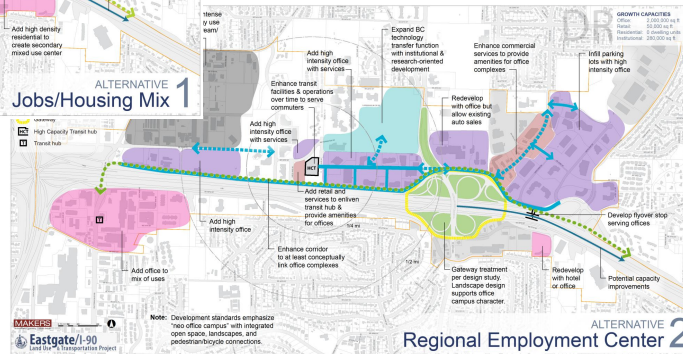
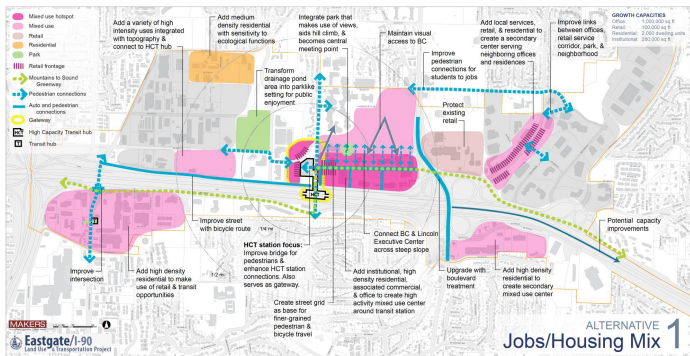
Note: Figures shown are for Transportation Analysis Zones (TAZs), which do not directly coincide with study area boundaries



Study Area **Hotel Room** Comparison


Note: Figures shown are for Transportation Analysis Zones (TAZs), which do not directly coincide with study area boundaries





- Multiple alternatives with different components
- Avoid identifying a favored or preferred alternative
- “Hybrid” alternative may be developed later

Flyer



OPEN HOUSES You're Invited

Join us at one of two open houses to take a look at conceptual land use and transportation alternatives for the future of the Eastgate/I-90 Corridor. Talk with project staff and provide feedback.

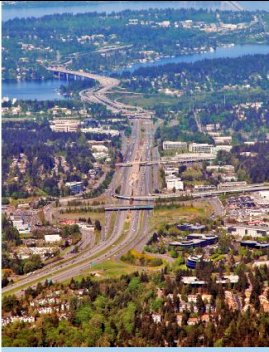
Wednesday, June 1, 2011

Choose the time and location that is convenient to you:

Robinswood House Cabana
2430 148th Avenue SE
1:00 – 3:00 PM
1:30 - Presentation

Eastgate Elementary School Cafeteria
4255 153rd Avenue SE
5:00 – 7:00 PM
5:30 - Presentation

Wheelchair accessible. American Sign Language (ASL) interpretation available upon request. Please call at least 48 hours in advance.




FOR MORE INFORMATION...
Mike Bergstrom 425-452-6866
mbergstrom@bellevuewa.gov
Franz Loewenherz 425-452-4077
floewenherz@bellevuewa.gov

Title VI Notice to Public
It is the City of Bellevue's policy to assure that no person shall on the grounds of race, color, national origin or sex, as provided by Title VI of the Civil Rights Act of 1964, be excluded from participating in, be denied the benefit of, or be otherwise discriminated against under any of its federally funded programs and activities. Any person who believes his/her Title VI protection has been violated may file a complaint with the title VI Coordinator. For Title VI complaint forms and advice, please contact the title VI Coordinator at 425-452-4270.

Scoping of Environmental Issues
This project is informed in part by environmental analyses, using a process referred to as "SEPA/CAM Integration" by the State Environmental Policy Act. To make sure environmental considerations are an integral part of the development and evaluation of alternatives, the project has been identifying, or "scoping" environmental issues throughout the planning process. The June 1, 2011 open houses will provide additional opportunity to identify environmental issues. A formal SEPA determination will occur at a later stage in the planning process.

For more information, contact Service First 425-452-6800
如需獲得更多資訊，請致電 425-452-6800 洽第一服務處 (Service First)。
Для получения дополнительной информации просьба связаться с отделом обслуживания (Service First) по телефону 425-452-6800.
Para más información, por favor, comuníquese con "Servicio Primero" (Service First) al 425-452-6800.
Nếu biết thêm chi tiết, xin liên lạc với Dịch Vụ Khách Hàng (Service First) số 425-452-6800.

Comment Card

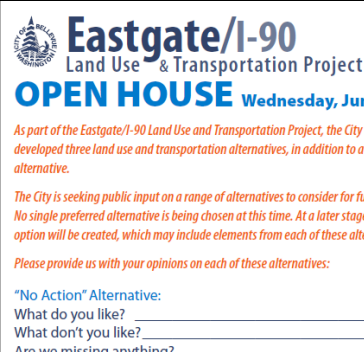


OPEN HOUSE Wednesday, June 1, 2011

As part of the Eastgate/I-90 Land Use and Transportation Project, the City of Bellevue developed three land use and transportation alternatives, in addition to a "No Action" alternative.

The City is seeking public input on a range of alternatives to consider for further analysis. No single preferred alternative is being chosen at this time. At a later stage a preferred option will be created, which may include elements from each of these alternatives.

Please provide us with your opinions on each of these alternatives:



"No Action" Alternative:
What do you like? _____
What don't you like? _____
Are we missing anything? _____

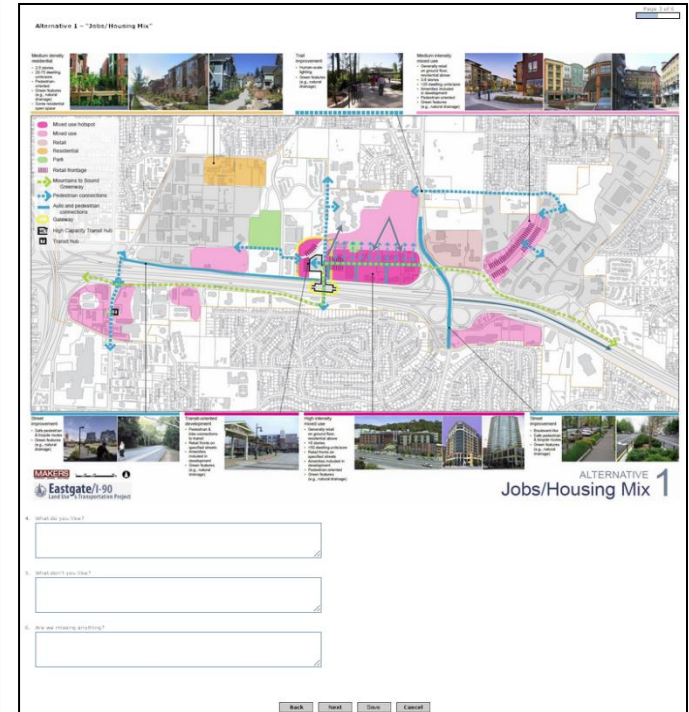
1: "Jobs/Housing Mix"
What do you like? _____
What don't you like? _____
Are we missing anything? _____

2: "Regional Employment Center"
What do you like? _____
What don't you like? _____
Are we missing anything? _____

3: "Functional Improvements"
What do you like? _____
What don't you like? _____
Are we missing anything? _____

Do you have any other feedback you would like to provide?

On-Line Questionnaire



Wednesday, June 1, 2011

Choose the time and location that is convenient to you:

Robinswood House Cabana

2430 148th Avenue SE

1:00 – 3:00 PM

1:30 - Presentation

Eastgate Elementary School Cafeteria

4255 153rd Avenue SE

5:00 – 7:00 PM

5:30 - Presentation

What do you like? _____

What don't you like? _____

Are we missing anything? _____



Eastgate/I-90
Land Use & Transportation Project

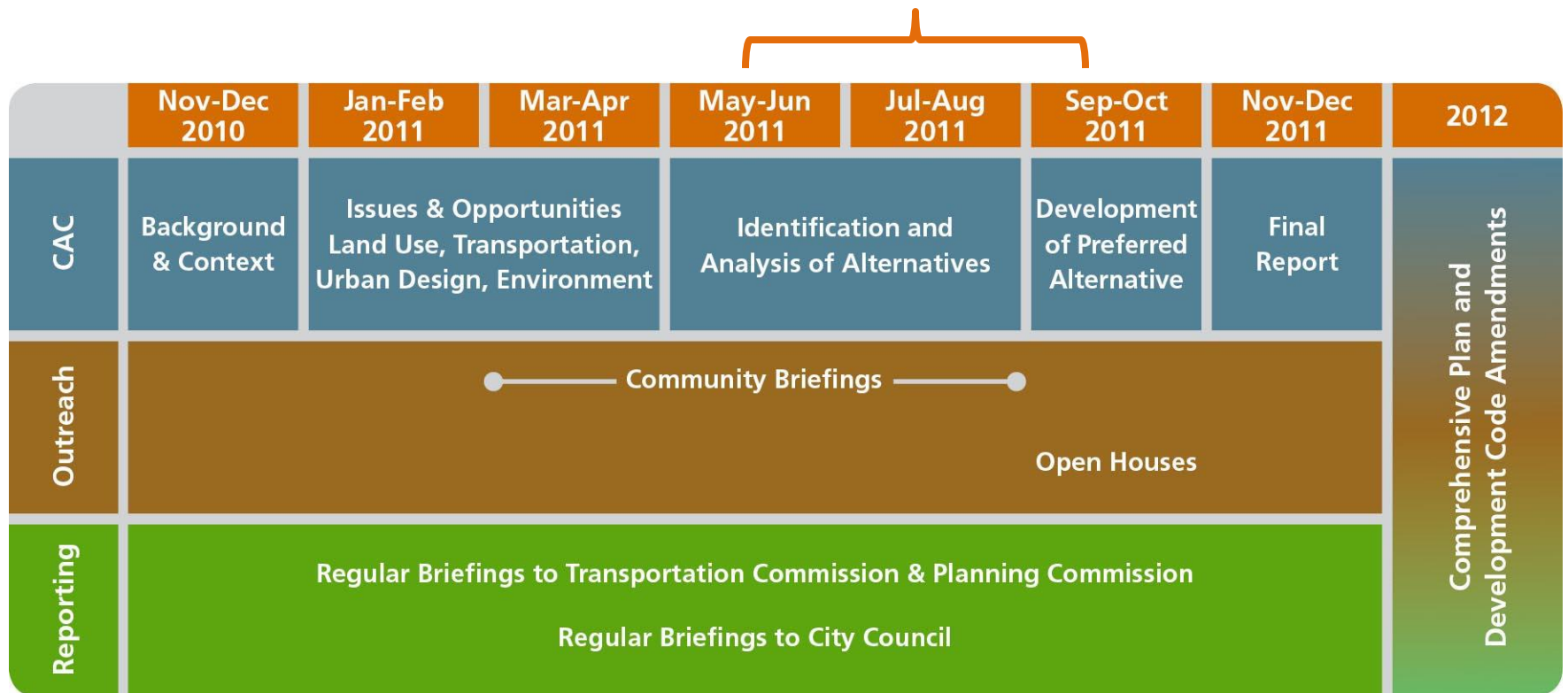
Public Outreach

June 1: Public open houses

June 16: CAC finalizes draft alternatives for evaluation

July – August: Alternatives evaluation; no CAC meetings

September: Change CAC meeting from Sept 1 to Sept 8?



www.bellevuewa.gov/eastgate-corridor.htm



Project Managers:

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Franz Loewenherz

Transportation Department

floewenherz@bellevuewa.gov

425-452-4077



Eastgate/I-90
Land Use & Transportation Project

Additional Information